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MOHAWK GARDENS REDEVELOPMENT
STUDY FOR ONTARIO HOUSING
CORPORATION

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**Mohawk Gardens
Redevelopment Study for
Ontario Housing Corporation**

Architects & Planners:

**Henry Fliess / James A. Murray / Moffat Moffat & Kinoshita
Toronto - Hamilton**

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July 1974

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1 Scope of the Report

1

In August 1973 the Ontario Housing Corporation commissioned the Architectural firms of Henry Fliess/ James A. Murray/ Moffat Moffat & Kinoshita to undertake a Study of the Mohawk Gardens Redevelopment Area in the Burkholme neighbourhood, Hamilton, Ontario.

The terms of reference given to the Architectural Consultants by O.H.C. focused primarily on the following objectives:

- . To review the present and future land uses of the area with the view of increasing the number of housing units from 516 units to 700. To include within this total of 700, 160 - 170 senior citizen units.
- . To develop a housing solution for tenants whose rent will be geared-to-income, limited dividend rental housing and H.O.M.E. leased lot ownership, within the cost limitations inherent in each program.
- . To provide about 5 acres of parkland.
- . To involve the tenants of Mohawk Gardens and the residents of the Burkholme neighbourhood as well as the three levels of Government and their appropriate agencies in the decision making process, leading to a detailed plan for Mohawk Gardens and to establish a working relationship with the Ontario Housing Corporation's Technical Steering Committee and the City's Neighbourhood Committee.

The report is divided into three main sections. The first section, 'Introduction', provides a brief overview of the project and its objectives. The second section, 'Methodology', describes the research methods used in the study. The third section, 'Results', presents the findings of the study.

The study was conducted over a period of six months. The data was collected from a sample of 100 participants. The results of the study are presented in the following table.

The table shows that the majority of participants (75%) were female. The average age of the participants was 35 years. The results of the study indicate that there is a significant correlation between the variables studied.

The study also found that the majority of participants (80%) were employed. The results of the study suggest that there is a positive relationship between the variables studied.

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- . To ensure that the concept for the redevelopment of Mohawk Gardens enhances the positive characteristics and identity of the Burkholme neighbourhood.
- . To make the necessary recommendations in a comprehensive report based on the selected solution which would envisage a proposed 5-year redevelopment program.

To ensure that the project on the development of inland fisheries
achieves the goals of the project, the members of the Board of
Directors

In order to ensure the successful implementation of a comprehensive project
based on the selected activities, the project will require a permanent
and effective program.

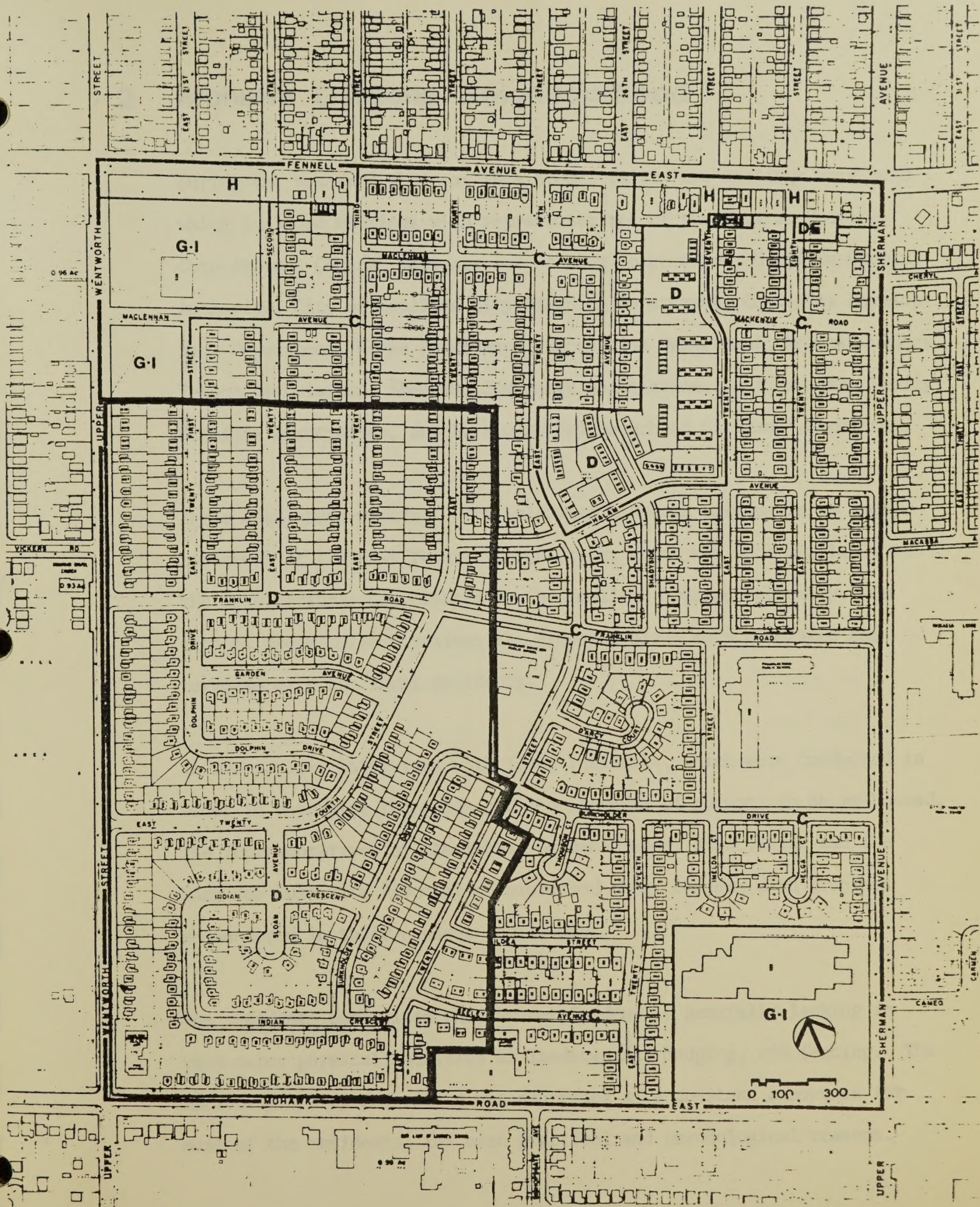


Figure 1. Mohawk Gardens Redevelopment Area

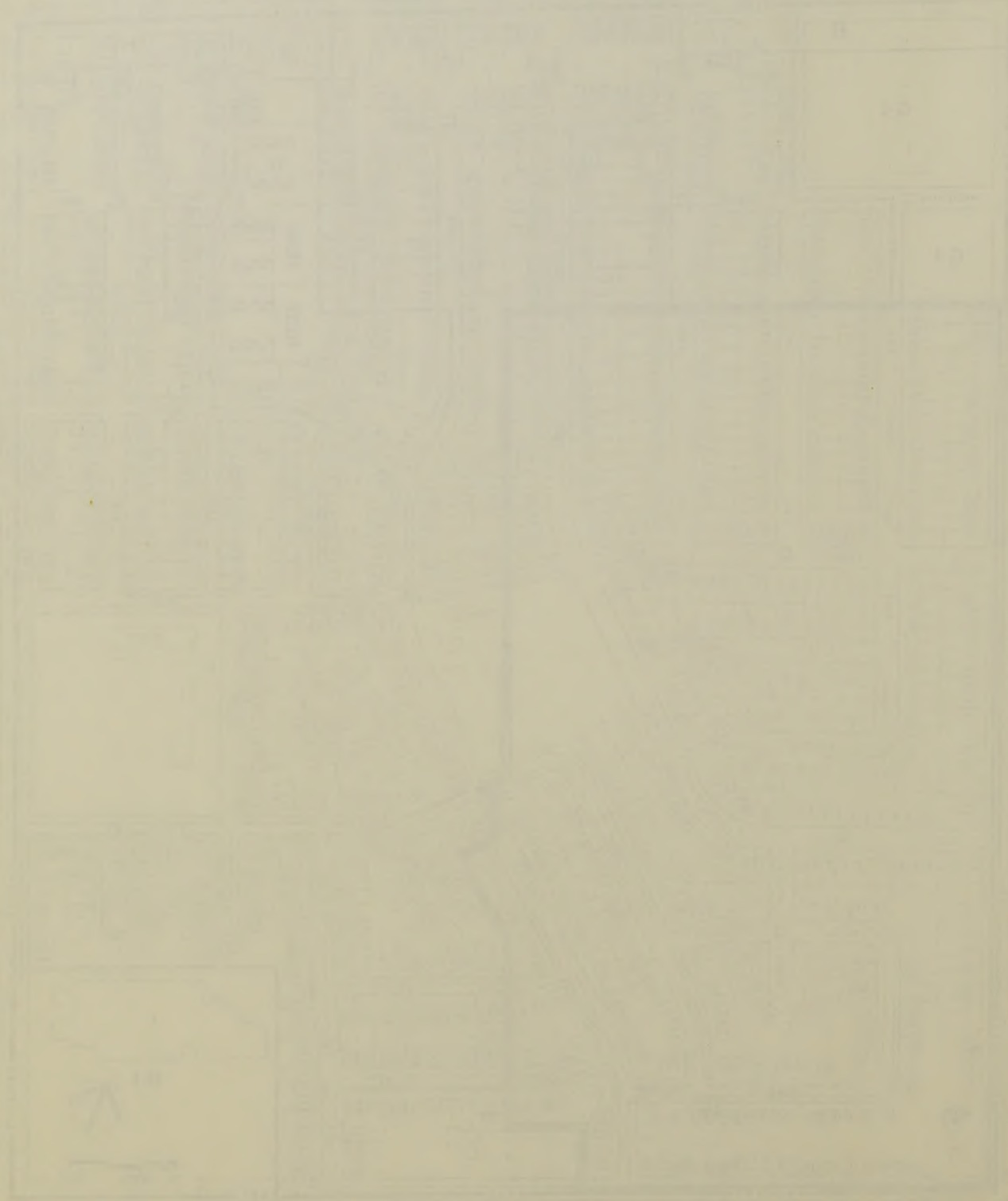


Figure 1. Mohawk Gardens Redevelopment Area

2 Mohawk Gardens Neighbourhood

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During the research phase of this study, thirty-two meetings were held which included meetings with representatives of the Ontario Housing Corporation, Central Mortgage and Housing Corporation, Hamilton Housing Authority, City of Hamilton City Planning Department, Community Development Department, Parks Department, Recreation Department, Mohawk Gardens Tenant Association, Sher-Wen Community Association, East Mountain Family Benefits Association, and Burkholme Neighbourhood Citizens' Committee.

Three open house meetings were held within Mohawk Gardens in an empty residence at 479 East Twenty-fourth Street which was made available to the Architectural Consultants by the Hamilton Housing Authority. On each of these three occasions the proposed plans were displayed and reviewed with the local residents.

In the earlier interviews with local residents, which were conducted in order to determine the needs and requirements of persons to be re-housed, the representatives of the Mohawk Gardens Tenant Association and the Sher-Wen Community Association expressed their concern with problems encountered in their present environment.

The residents emphasized that Mohawk Gardens is generally lacking in such major physical amenities as landscaping, hedging, and fencing. The lack of property definition was expressed as a constant annoyance for most of the residents, for both practical and psychological reasons.

During the summer of 1901, thirty-two men and women left
the United States with representatives of the United States
Government, to study the gardens and forests of England, France,
Germany, Italy, and Belgium. The purpose of the trip was to
study the methods of cultivation, the selection of plants, and the
management of the gardens, and to report on the results of the trip.

These men and women were not only gardeners, but also
scientists, and they were sent to study the gardens and forests
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which were published in the United States. The papers were
published in the United States, and they were published in the
United States, and they were published in the United States.

The similarities in housing types, materials, and colours force the residents to be identified with "the project" rather than with the individual residence or with the neighbourhood as a whole. Residents are very conscious of even minor details which set the area apart from the surrounding community, such as the lack of porch railings. The entire Burkholme neighbourhood suffers from the poorer appearance of Mohawk Gardens, which accounts for about one-third of the neighbourhood. This situation is revealed currently in a general lack of pride in ownership and tenancy even though over 40% of the families have been living there for more than 5 years. However, about 15% of the families have been residents for less than a year.

Although these families are living in this public housing project because of their economic situations and even though this housing project has the negative stigma of public housing, many have expressed in these meetings their desire to remain in this community after redevelopment has occurred and to have first preference over outsiders who would be interested in living here.

The important requirements as expressed are:

Single family housing is preferred; the forms of multiple housing with which they are familiar, such as row housing and apartments, were rejected.

The first part of the book is devoted to a general survey of the history of the subject, and to a discussion of the various theories which have been advanced to explain the origin of the human mind. The author then proceeds to a detailed examination of the various faculties of the human mind, and to a discussion of the various theories which have been advanced to explain the origin of the human mind. The book is written in a clear and concise style, and is well illustrated with numerous examples and figures. It is a valuable work for all those who are interested in the history and philosophy of the human mind.

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- Renovations of any existing homes and the design of any new housing must provide privacy, a sense of identity, safety, and offer variety to the streetscape.
- The new housing should include some provisions for the handicapped (six units were suggested).

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3 Proposed Redevelopment Solution

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3A General Introduction

In the development of a solution for Mohawk Gardens specific weight was given to three important factors.

FIRST, and most important, that the residents did not want multiple row housing or apartments.

SECOND, that the number of housing units had to be increased to 700; and

THIRD, that in addition to providing housing for home ownership the solution had to provide housing sufficiently low in cost to serve the "limited dividend" and "geared-to-income" housing market.

Usually, because of high land costs, apartments provide the only economically feasible solution for low cost housing. Fortunately at Mohawk Gardens there are two favourable circumstances which make it possible to avoid this solution.

The book value of the land is moderate, therefore negating the need for high densities and hence apartments. (see Appendix for land cost calculations). Secondly, there is a reservoir of existing single family housing which hopefully can be renovated for less than the cost of new housing. These factors make it possible to provide an economic housing solution which retains the basic low density character of the area and avoids the row housing and apartment solutions the residents would like to avoid.

3A General Introduction

In the development of a solution for the housing problem, it is essential to consider the needs of the community as a whole, and not just the needs of the few.

It is, therefore, essential that the solution be one that meets the needs of the community as a whole, and not just the needs of the few.

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The initial approach taken toward the redevelopment was to tear down and replace all existing housing. However, after making further considerations for both the economics and the savings of materials, it was decided that there might be considerable merit in renovating some of the existing units and enlarging them as required in order to bring them up to current residential space standards.

Representatives of the Hamilton Housing Authority were interviewed in an effort to determine the condition of the existing houses. A sample of seventeen of the three house types were visited in order to identify what repairs would generally be required. After measured drawings of the three types of houses were prepared and the possibilities of enlarging and renovating them were explored, it was recognized that the housing itself was in a reasonably satisfactory condition such that additions and renovations could be made to the existing houses which would make them sound, and improve their function and appearance at less cost than demolishing them and building only new housing.

Furthermore, in a period of severe material shortages and high costs, it seemed unreasonable to tear down housing which could still be effectively used and serve the occupants well. The basic overall physical texture of the Mohawk Gardens housing stock is very similar to the houses outside the study area. With additions and renovation making the units more spacious and attractive and with fencing and landscaping these renovated houses could quite comfortably fit into the overall Burkholder neighbourhood.

The initial approach taken toward the adjustment was to have the
various all existing business, however, after making further
study for both the companies and the foreign of materials, it was decided
that there might be considerable profits in transferring some of the existing
plants and adjusting them as they are in order to bring them in line with
the existing plant situation.

Investigation of the existing plant situation was conducted in an
effort to determine the cost of the existing plants. A study of
the situation of the plant situation was made in order to determine what
plants would possibly be required. After a careful study of the
plant situation was made, and the possibility of existing and new
plants was determined, it was determined that the existing plants were
in a satisfactory condition and that additional and new plants
might be added to the existing plants which would not only meet, but
their future and expansion in the future. The study of the
existing plant situation.

Furthermore, in a period of some several months and last year, it
seemed necessary to have some further study of the situation
and to make the necessary work. The study would be made in order to
the present situation being made to get similar to the present situation
the study was made with attention and consideration toward the
existing and existing and new plants and adjusting them to meet
the existing situation for the future. Furthermore, the study

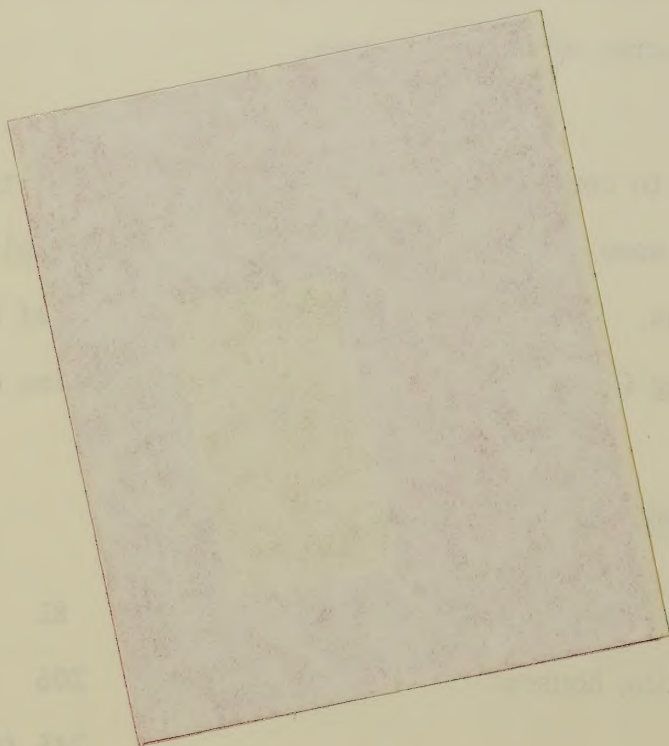
However, the final decisions on the best areas for remodelling can only be concluded after a detailed site engineering study has been done to determine the best solution to the problem of existing drainage of the whole area.

The solution that has evolved is based on retaining 82 of the 84 existing semi-detached houses which was part of the original OHC requirements (2 semis were removed to make allowances for a park at Burkholder Drive); to introduce 170 units of Senior Citizens housing on a site facing Monawk Road; to provide the remainder of the housing areas through a mixture of new housing and renovated existing housing in almost equal proportions; and to create 5.4 acres of new park area.

The new housing is to consist of two-storey units, some detached, some semi-detached, and some in groups of four (not row housing). All would have private gardens. The costs for this new housing will be in line with Ontario Housing Corporation housing costs at the time of building.

Proposed Housing Composition

Existing semi-detached houses	82
Renovated existing houses	206
New houses	245 (replacing 163)
Senior citizens housing	<u>170</u>
Total No. of Housing Units:	703 Units



More detailed information on the unit counts for existing houses to be retained, for houses to be removed, and for houses to be added can be found in Appendix 6B of this Report.

Land Areas (Measured from Planning Map)

Housing Area	46.3
Street Area	17.1
Senior Citizen Housing Area	4.0
School (within designated boundary only)	3.2
Parks	
Park A - next to school	3.8
Park B - next to Senior Citizen Housing	1.1
Walkway - next to Senior Citizen Housing	<u>.5</u>
	76.0

The above composition is not intended to be rigid. The first phase is intended as a test area on three blocks north of Franklin Road. This would give a definite indication of costs, allowing a detailed study and evaluation of the solution for the remainder of the site. The final development can then have a greater or lesser proportion of new and renovated housing based on the reaction of the various authorities and the residents to the test area and a final evaluation of costs.

These studies have not only shown the existence of the
phenomenon, but have also shown that the phenomenon is
found in a variety of different forms.

Table showing the results of the studies

Study No.	1	2	3	4	5	6	7	8	9	10
Year	1951	1952	1953	1954	1955	1956	1957	1958	1959	1960
Place	London	London	London	London	London	London	London	London	London	London
Subject	Mathematics	Mathematics	Mathematics	Mathematics	Mathematics	Mathematics	Mathematics	Mathematics	Mathematics	Mathematics
Teacher	Mr. Smith	Mr. Smith	Mr. Smith	Mr. Smith	Mr. Smith	Mr. Smith	Mr. Smith	Mr. Smith	Mr. Smith	Mr. Smith
Class	Class A	Class B	Class C	Class D	Class E	Class F	Class G	Class H	Class I	Class J
Number of pupils	20	20	20	20	20	20	20	20	20	20
Duration of study	1 year	1 year	1 year	1 year	1 year	1 year	1 year	1 year	1 year	1 year
Results	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good

The above comparison is not intended to be a
definitive statement as to the results of the studies.
It is merely a summary of the results of the studies.
The results of the studies are given in the table
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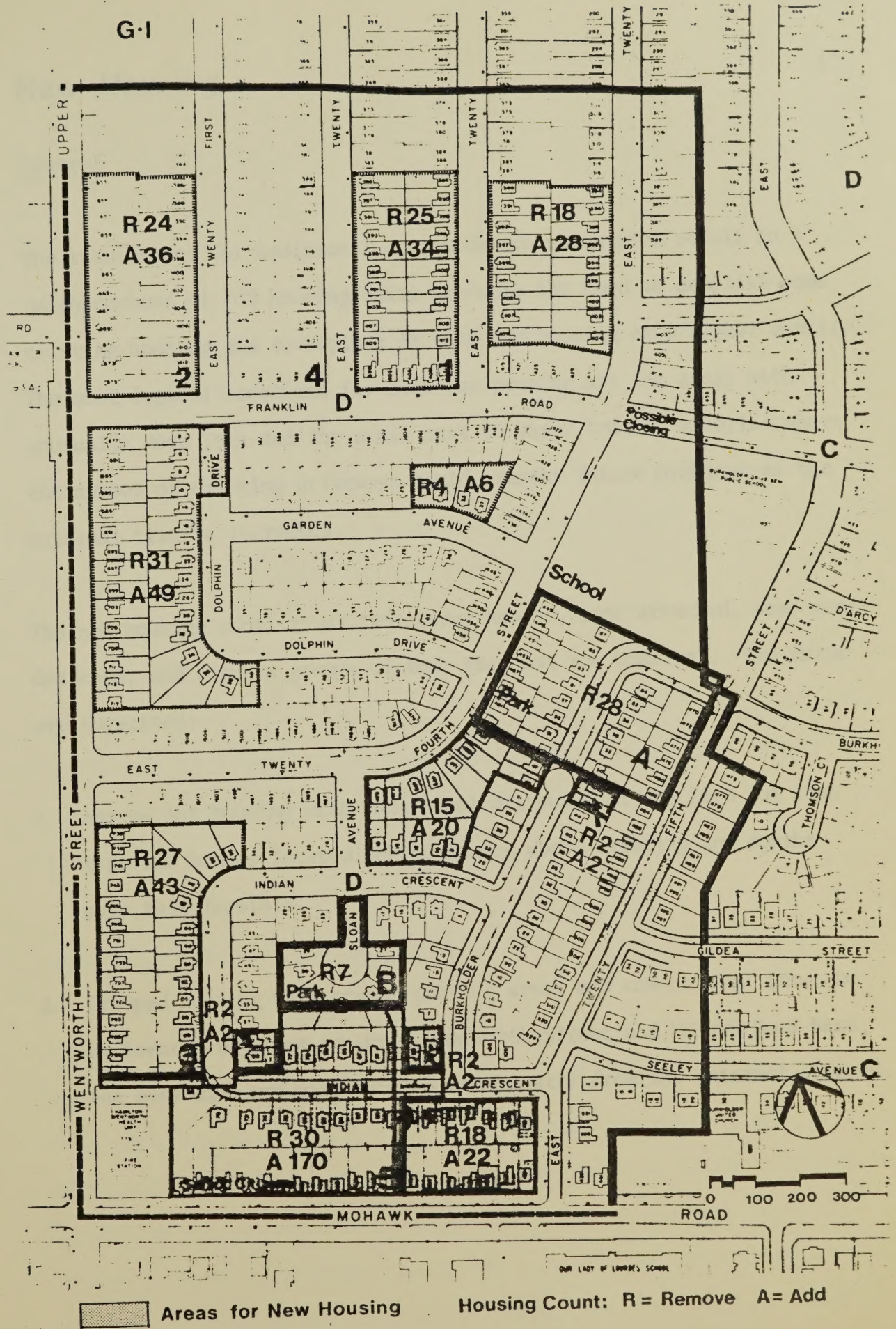


Figure 2. Proposed Master Plan for Mohawk Gardens

Figure 2. Proposed Master Plan for Mohawk Gardens

Legend: Green for New Housing

Yellow for Existing Housing

Blue for Water

Scale: 1 inch = 100 feet



General

The requirement for additional accommodation which will result in a neighbourhood of 703 housing units produces the need to demolish some existing housing and to replace it with new housing at a higher density. The most logical locations for such new housing are the areas with unusually deep lots and the areas next to major traffic arteries where the number of existing driveways could present future problems as the external traffic increases.

The new housing consists of two-storey houses, some attached, some semi-detached, and some in groups of four (but not row housing). Two forms are suggested:

1. Narrow lot housing with individual driveways of the Zero lot line type and houses located behind houses where existing lot depths make this feasible.
2. Grouped housing with common parking areas and common play areas to be located adjacent to Upper Wentworth Street and Mohawk Road East, the busy main arteries, with access mostly from the internal streets.

(Continued)

The Department has also been working with the local authorities to ensure that the new housing is built in a way that will not cause any problems for the existing residents. It is also working to ensure that the new housing is built in a way that will not cause any problems for the existing residents.

The new housing is being built in a way that will not cause any problems for the existing residents. It is also working to ensure that the new housing is built in a way that will not cause any problems for the existing residents.

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Ownership and Rental

The narrow lot housing would be suitable for individual ownership, limited dividend rental, or geared-to-income rental, while the grouped housing would be suitable for condominium ownership, limited dividend rental, or geared-to-income rental.

It is proposed that geared-to-income housing should be distributed among all forms in order to avoid any social distinction between specific areas and types. It is proposed to make use of the H.O.M.E. plan (Provincial Government) and the Assisted Home-Ownership Program (Federal Government) to extend the income range of those who can afford to own their own house. According to statistics received, 30% to 40% of Mohawk Garden families can afford to own their own homes under either of these two plans, or as part of a condominium project. Others can be renting under the two rental plans -- limited dividend rental and geared-to-income rental.

Appearance and Parking Arrangements

It is most important that the appearance of the neighbourhood consist of pleasant residential streets with detached and semi-detached houses. Even where houses are in groups of four, they have been designed to express each individual house and to avoid a row house effect. Each house would have its own garden, fenced or hedged in, to provide complete privacy. Wherever possible, a driveway or garage has been provided directly in front or adjacent to each house. In some locations near

the arterial roads, like Upper Wentworth Street, grouped parking spaces have been provided to reduce the number of driveway access points. These parking areas are small and arranged so they are close to the houses they serve and are visible from there for supervision.

While the final design of the houses can, of course, not be provided at this stage, the intention is to introduce a variety of materials with brick as the basic building material, supplemented by wood and metal siding and stucco to create changes in colour and texture. (See Figures 5 and 9.)

Narrow Lot Housing

Block 1 formerly 9 units per acre net and now 12.5 units per acre net, is the solution of narrow lot housing for deep sites, which generally have been selected for new housing because it allows for an increase in density without unnecessarily crowding the units. Houses have been arranged singly, and in groups of two and four. (See Figures 3 and 4.)

Placing houses behind houses provides a much more spacious appearance from the street, as well as well-proportioned and useful garden spaces. Each house has its own parking space or garage with its own driveway generally grouped in pairs. Roofs have been pitched in interesting ways to create a residential effect and variety. (Figure 5.)

the material used, the light intensity, and the distance between the source and the material. The light intensity is measured in foot-candles, and the distance is measured in feet. The material used is a standard material, and the light intensity is measured in foot-candles. The distance between the source and the material is measured in feet.

It is the first step of the process, and is followed by the second step. The second step is to determine the amount of material used. The amount of material used is determined by the amount of material used in the first step. The amount of material used is determined by the amount of material used in the first step.

Conclusion

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Block 3 shows an alternative in narrow lot housing for handling site development facing on a main arterial road. Here houses front on the main street and the residential street, and a looped driveway provides access to parking spaces at the rear of the house. Garages are possible. (Figure 6.)

Grouped Housing

Block 2 shows the grouped housing approach.

Since this site faces a busy street, Upper Wentworth, the suggestion is to omit driveways onto the main road. Parking would be grouped for the houses near Upper Wentworth so that there would be only two well-spaced driveways. Where houses are close to the internal residential street, parking spaces or garages would be provided in pairs. (Figures 7 and 8.)

Common areas have been set aside as play areas for small children.

The houses have been arranged in groups of four. However, from the street, they look like semi-detached houses. The density is the same as the narrow lot housing. (Figure 9.)

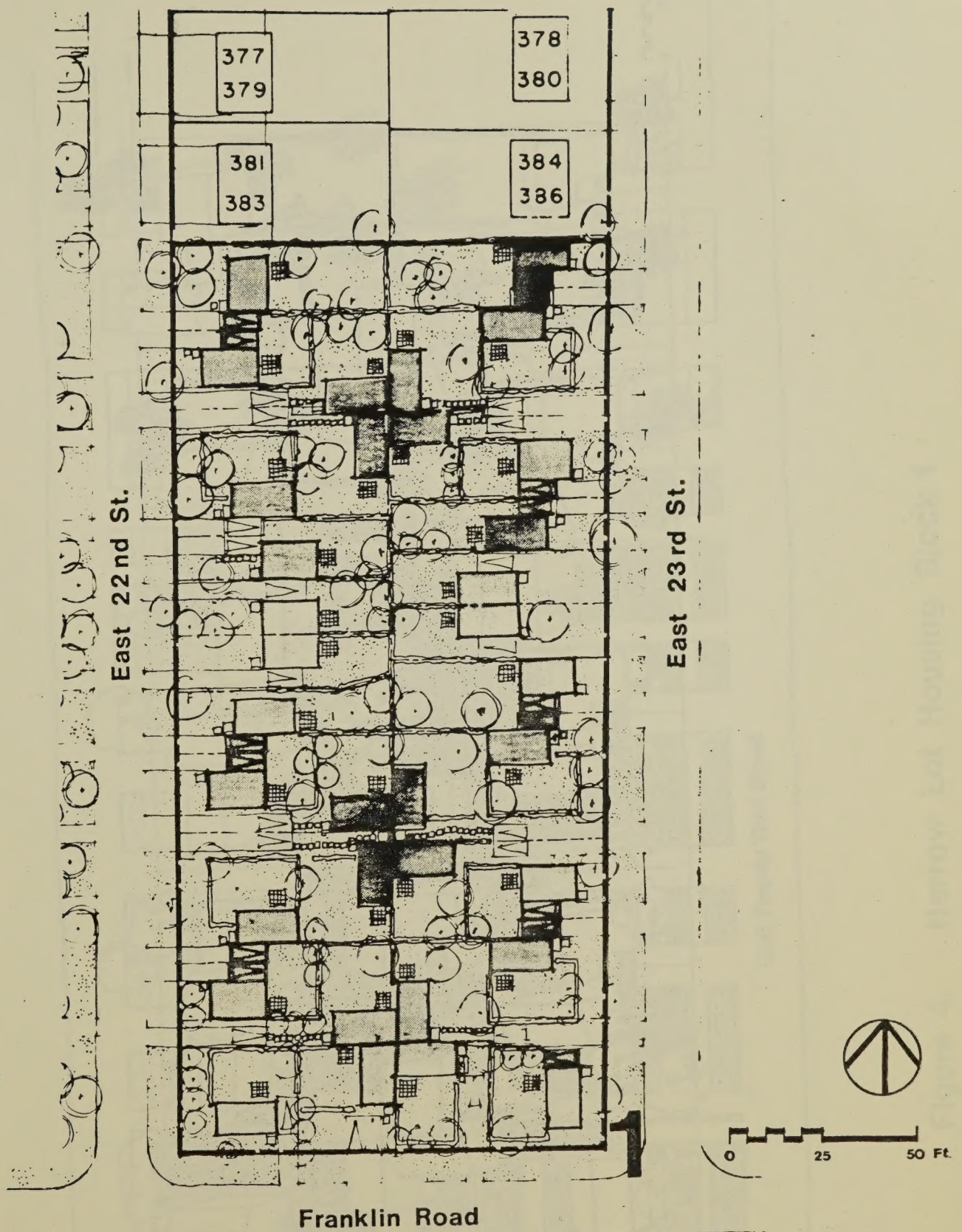
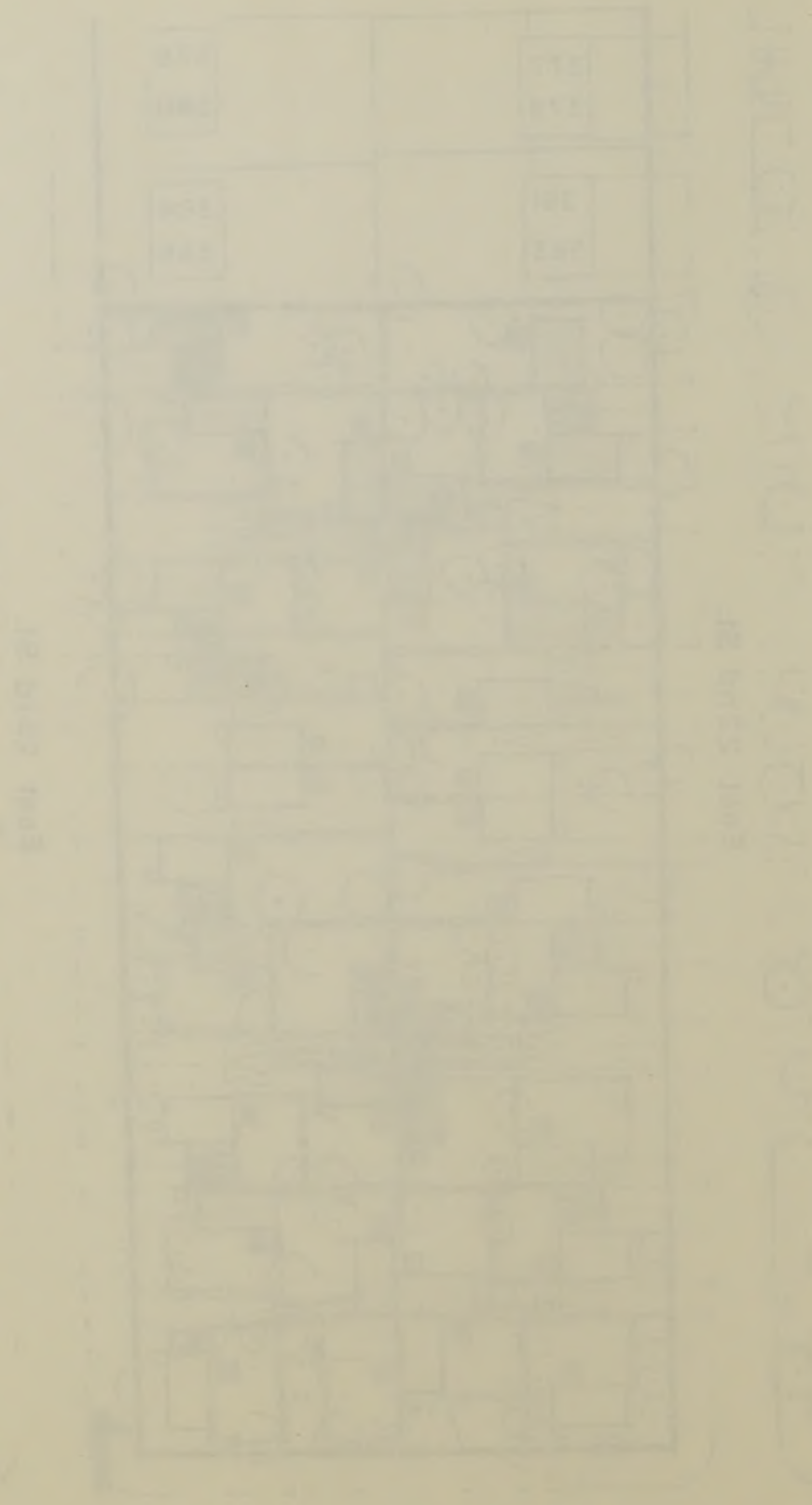


Figure 3. Narrow Lot Housing Block 1

Figure 3. Narrow Lot Housing Block 1

Franklin Road



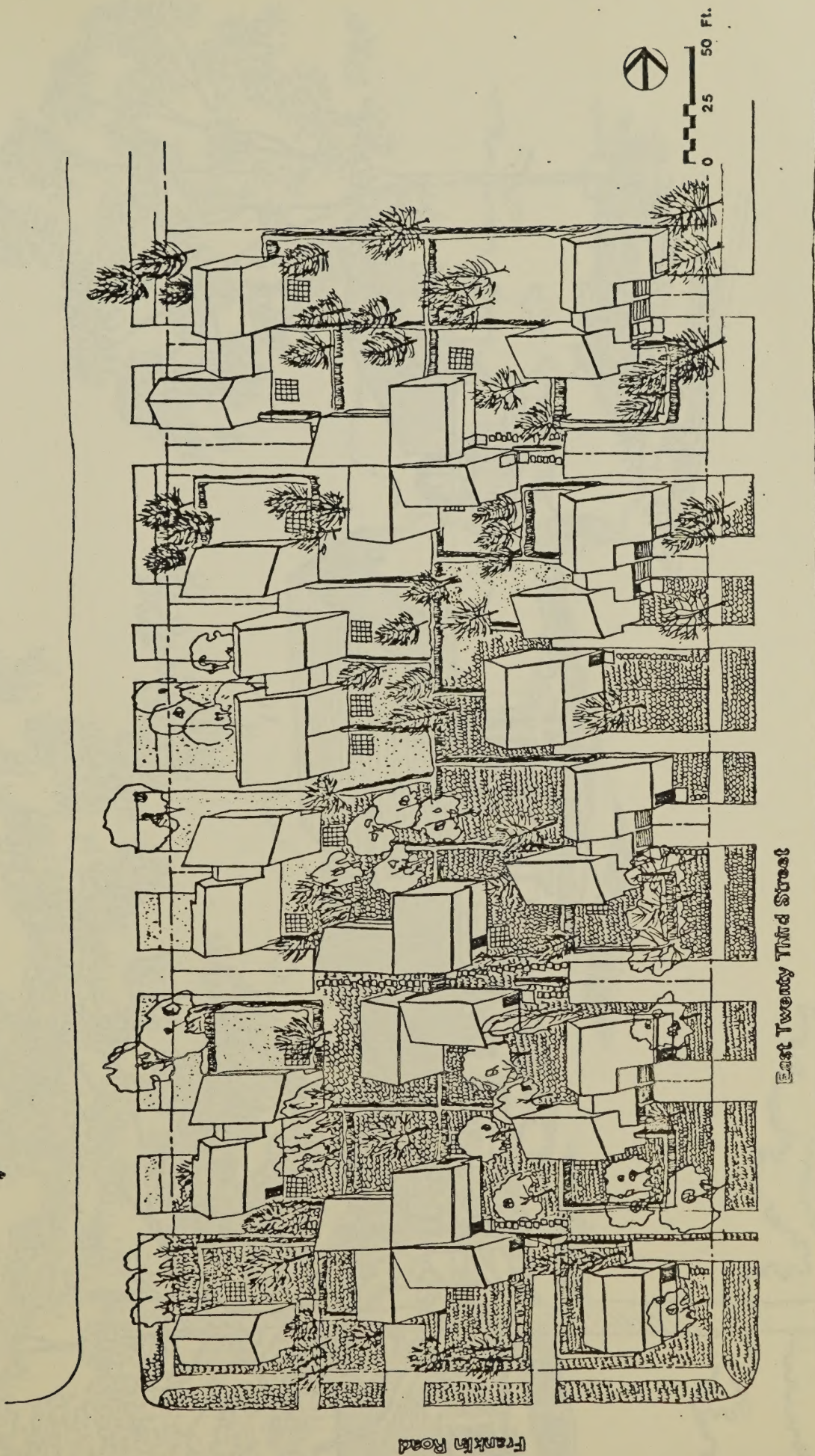


Figure 4. Narrow Lot Housing Block 1

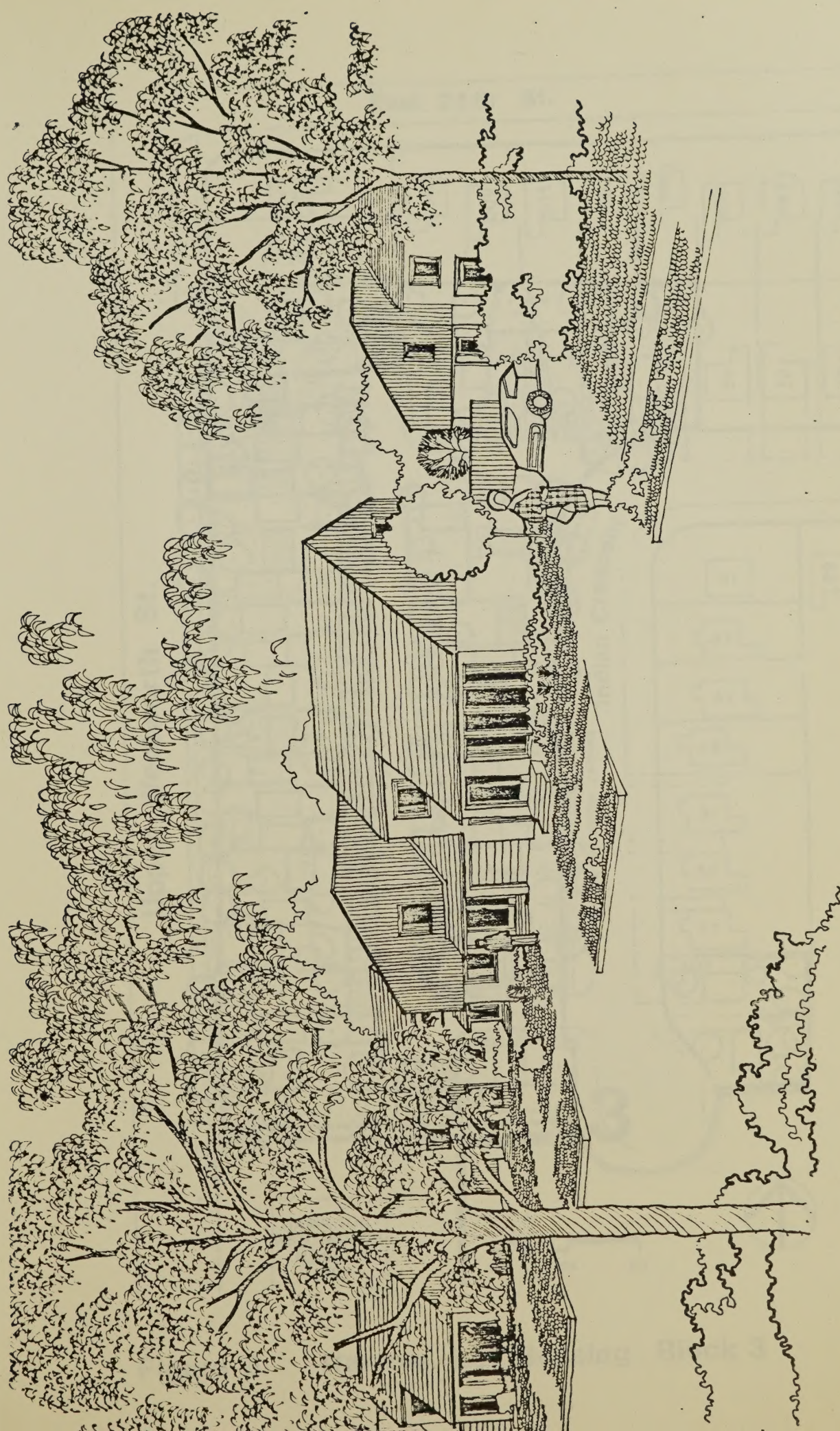


Figure 5. Narrow Lot Housing Block 1

THE HISTORY OF THE UNITED STATES



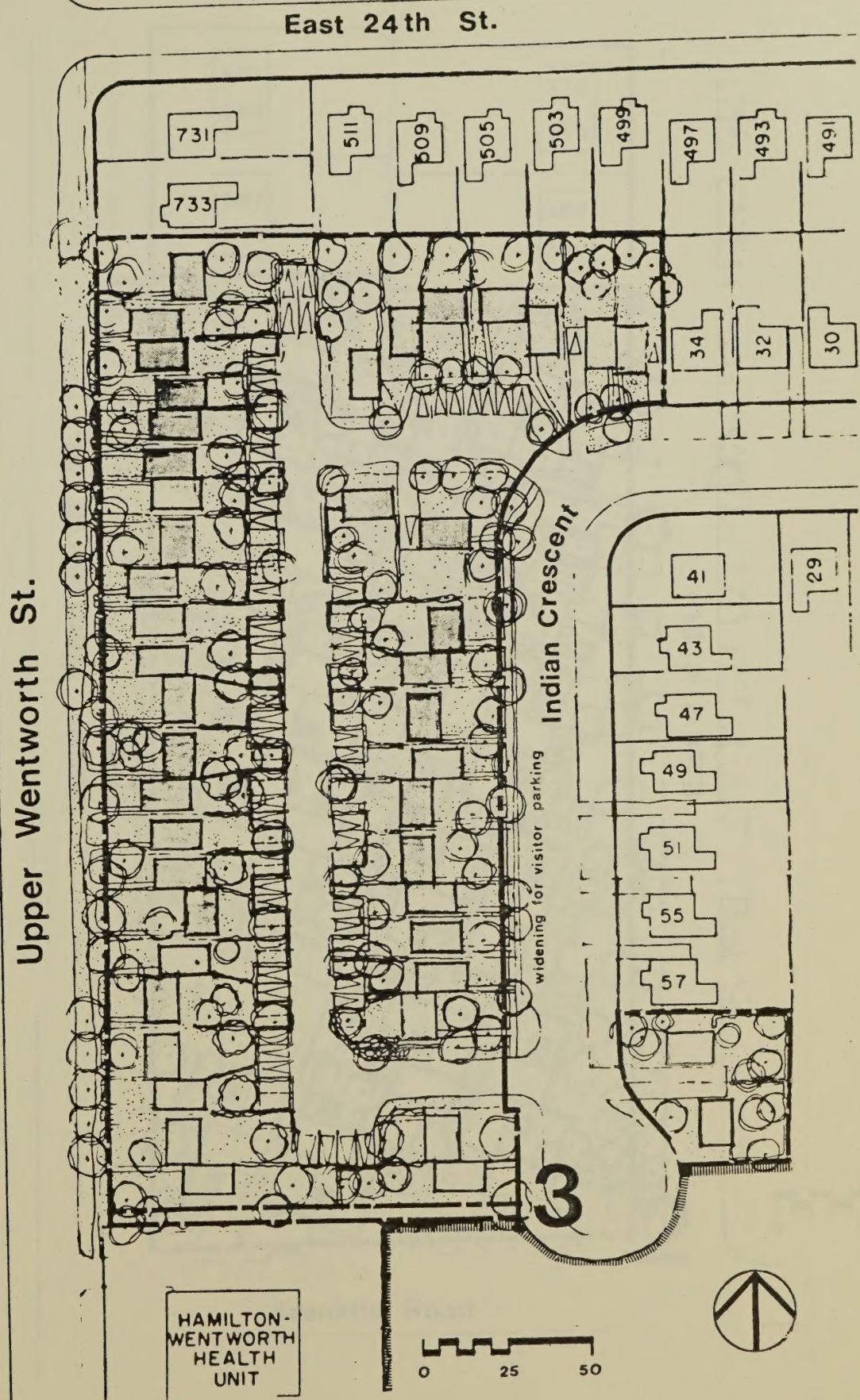


Figure 6. Narrow Lot Housing Block 3

East 24th St



35. HAWTHORNE ST

Figure 6. Narrow Lot Housing Block B

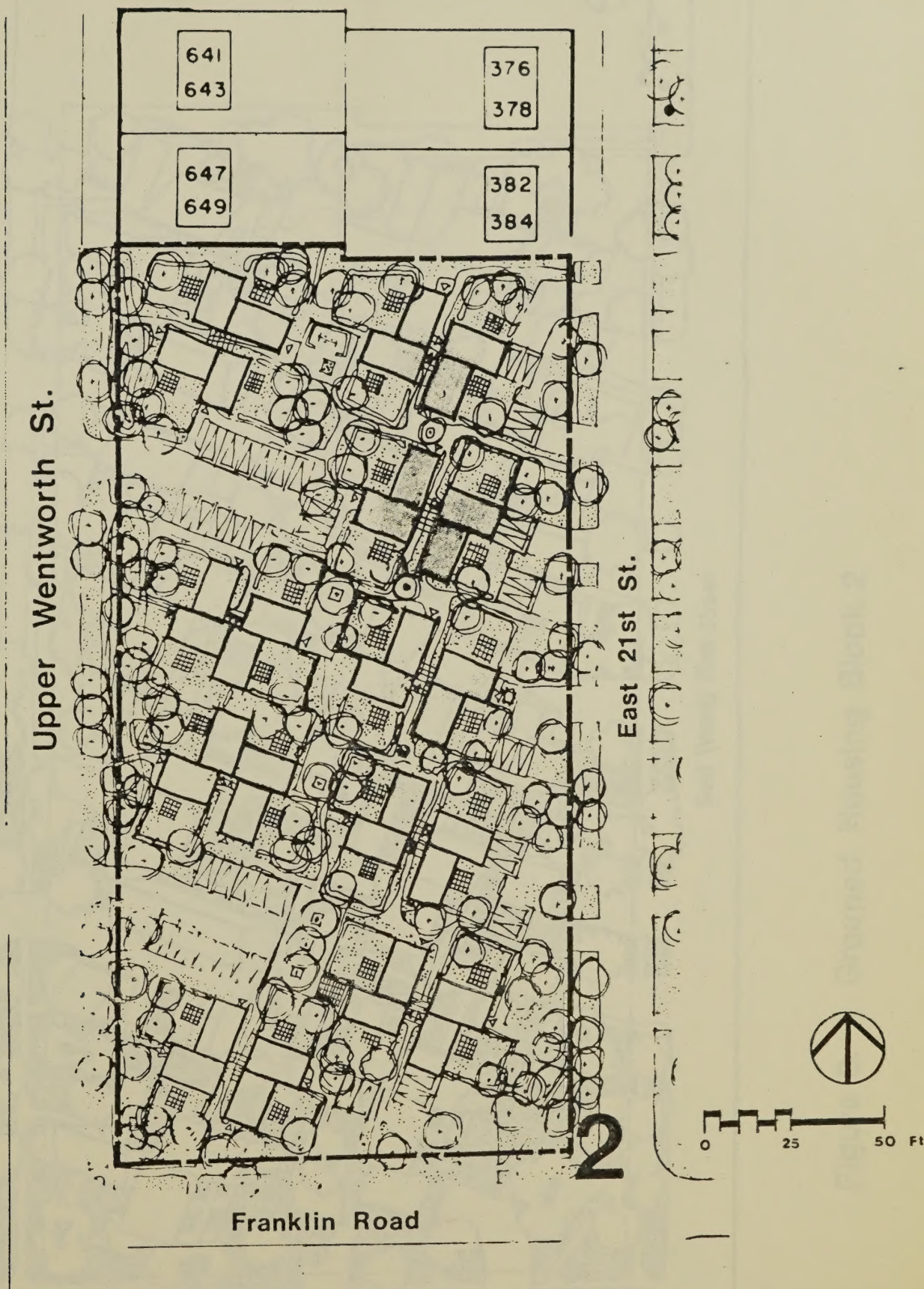
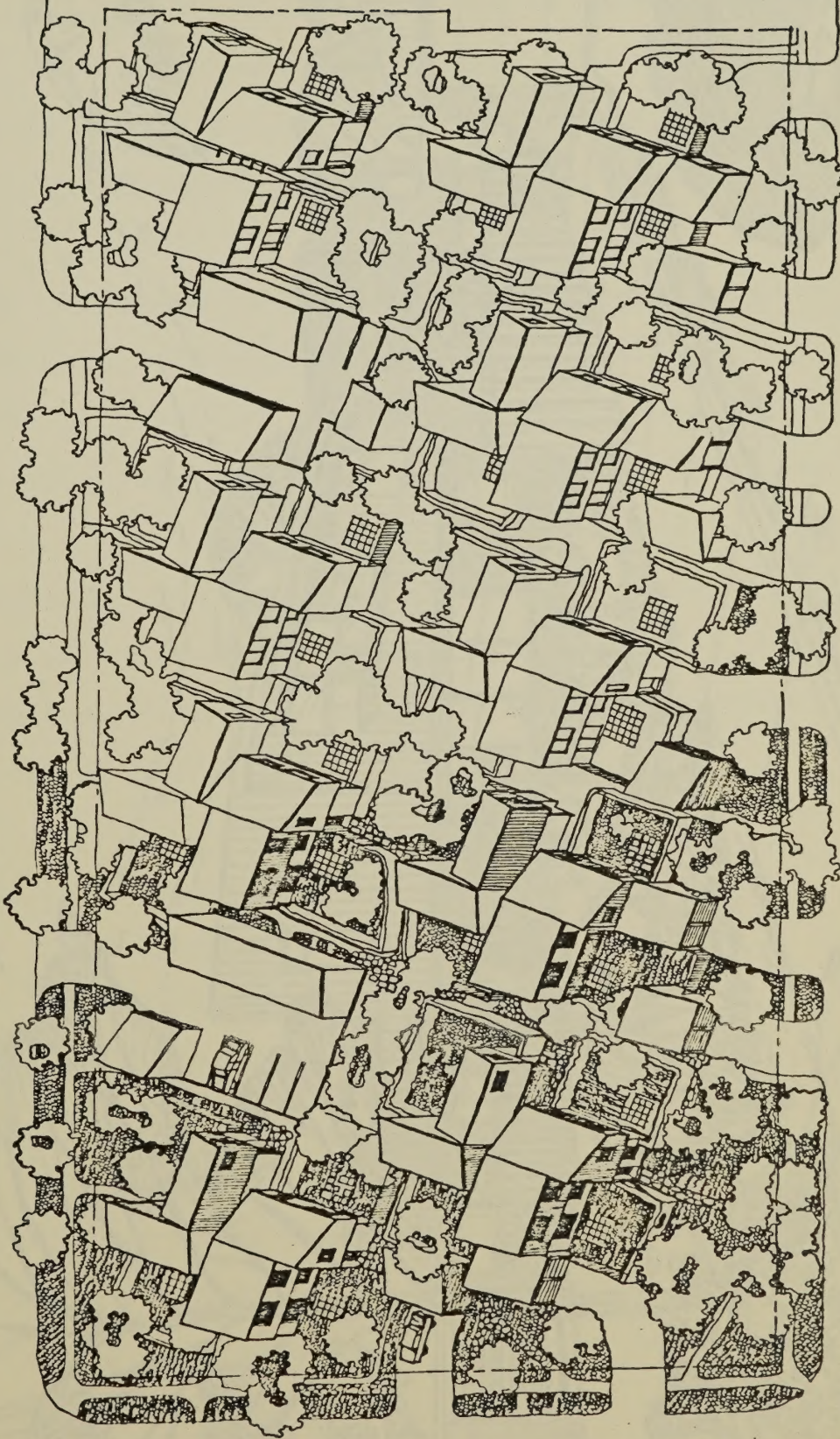


Figure 7. Grouped Housing Block 2

Figure 3. Grouped Housing Block 2



Upper Wentworth Street



East Twenty First Street

Franklin Road

Figure 8. Grouped Housing Block 2

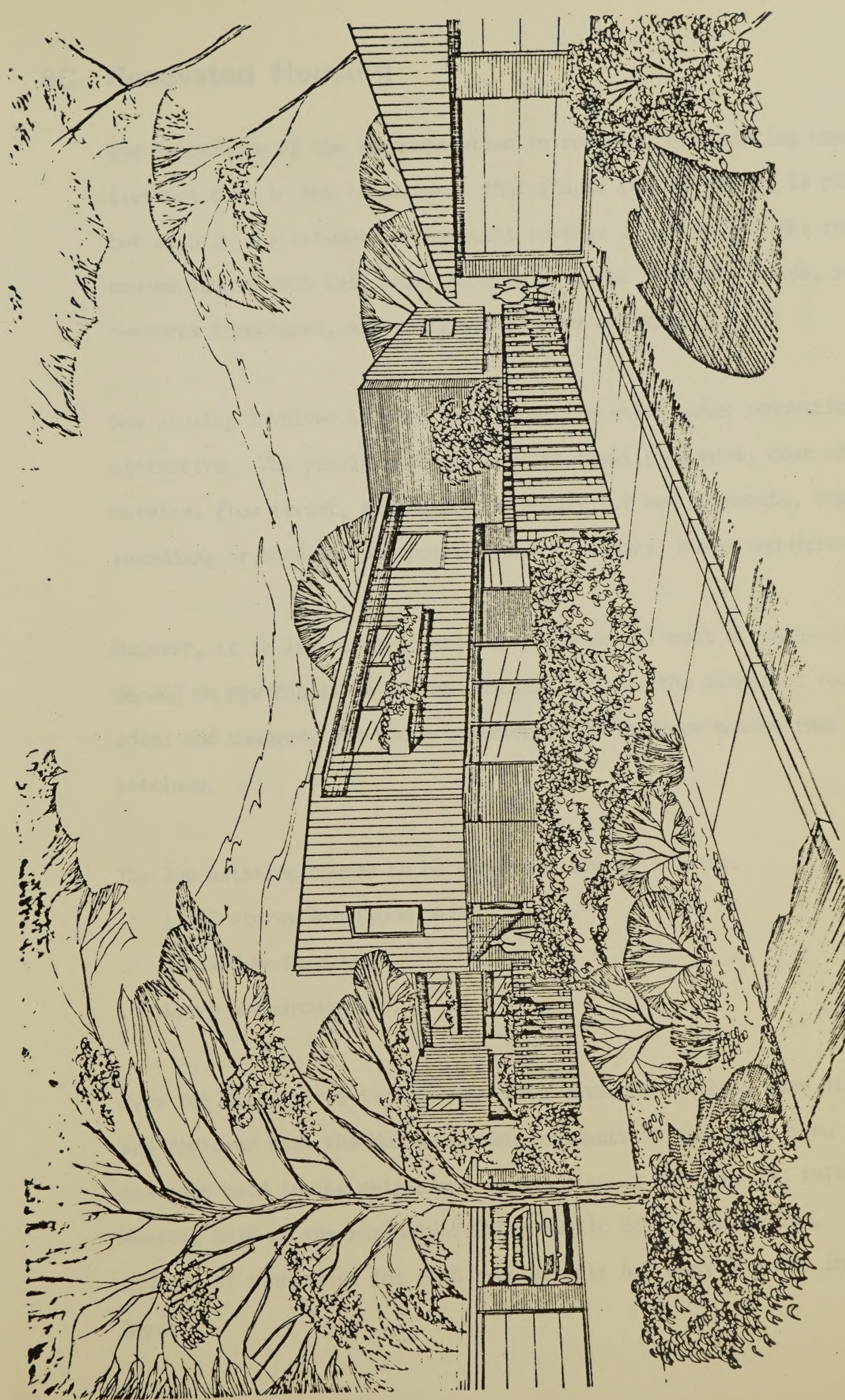


Figure 9. Grouped Housing Block 2



The importance of the recommendation to renovate 206 existing houses lies not only in the requirement that single family housing is preferred but also in the assumption that cost savings can be made. The renovated houses should cost less than new housing since services, roads, sidewalks, basement structures, and walls are already existing.

New housing involves certain cost penalties which makes renovations more attractive. The penalties could involve demolition cost, cost of relocating services from street, excavation necessary for new basements, regrading, resodding or seeding, and possible new sidewalks, curbs and driveways.

However, it is important to note that the actual cost of renovating will depend on the condition of the specific houses, the number of rooms to be added and changed, and the proportion of two-bedroom houses that will be retained.

The 206 existing houses to be renovated are of 3 types:

- . 1 1/2 storey 4-bedroom unit
- . Small 2-bedroom unit
- . Large 2-bedroom unit.

Over ten alternative layouts have been developed. These were displayed and reviewed with the Mohawk Garden residents at the three open house meetings held in the neighbourhood and also at the June 19, 1974 Public Meeting held at the Burkholder Drive Public School Auditorium. Only one example of renovation for each type of unit has been included in this Report.

Many 1 1/2 storey 4-bedroom units will remain as 4-bedroom, while some would be renovated to 5-bedroom units with 2 bathrooms. (Figures 10 and 11.)

Some small 2-bedroom units would remain as such but most would be converted into 3-bedroom units with varying layout arrangements depending on lot size. (Figures 12 and 13.)

The large 2-bedroom unit would become a 4-bedroom unit. (Figures 14 and 15.)

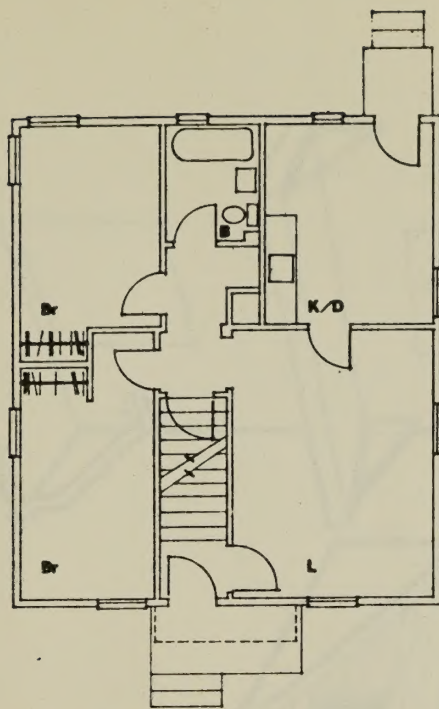
These renovated houses would have new floor plans, kitchens and bathrooms; also all necessary replacements or repairs. Externally, there would be new window treatments, facing materials, sheltered porches, some carports, fencing, landscaping and other details which would improve the appearance of the entire community. These houses would be suitable for individual ownership or for rental.

PROPOSED 5-BEDROOM UNIT

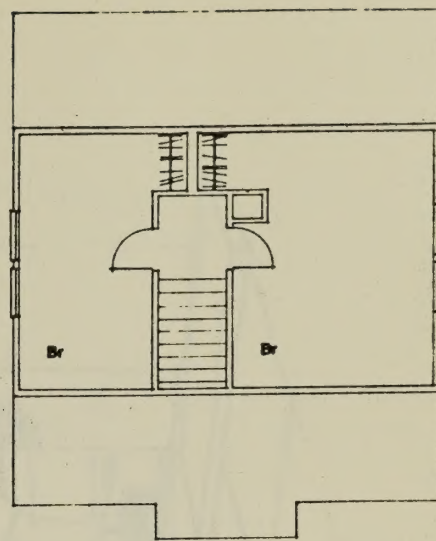
Figure 10. Renovated 1 1/2 Storey Unit

Figure 1. A schematic diagram of the experimental setup. The subject is seated at a table, viewing a video screen. The screen displays a target area (a circle) and a starting point (a dot). The subject is instructed to move the hand from the starting point to the target area. The distance between the starting point and the target area is 10 cm. The subject is instructed to move the hand at a constant speed. The time taken to move the hand from the starting point to the target area is recorded. The experiment is repeated 10 times. The average time taken to move the hand from the starting point to the target area is calculated. The average time taken to move the hand from the starting point to the target area is 1.5 s. The standard deviation of the average time taken to move the hand from the starting point to the target area is 0.2 s. The coefficient of variation of the average time taken to move the hand from the starting point to the target area is 0.13. The results of the experiment are shown in Figure 1.

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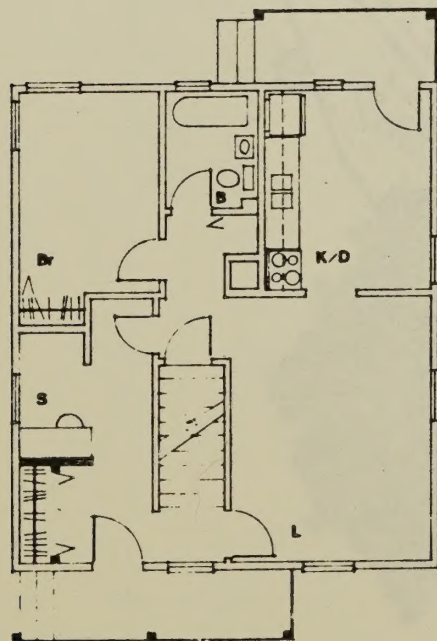


lower level

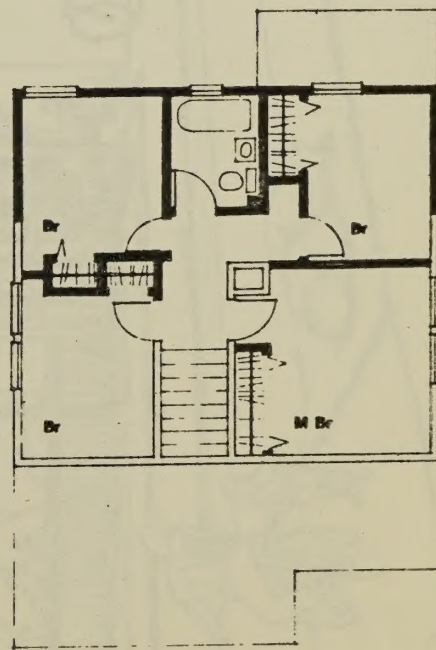


upper level

EXISTING



lower level



upper level

PROPOSED 5-BEDROOM UNIT

0 5 10 20 Ft.

Figure 10. Renovated 1½ Storey Unit

Figure 10. Renovated 1 1/2 Story Unit

PROPOSED 2-BEDROOM UNIT

first level



upper level



existing



upper level



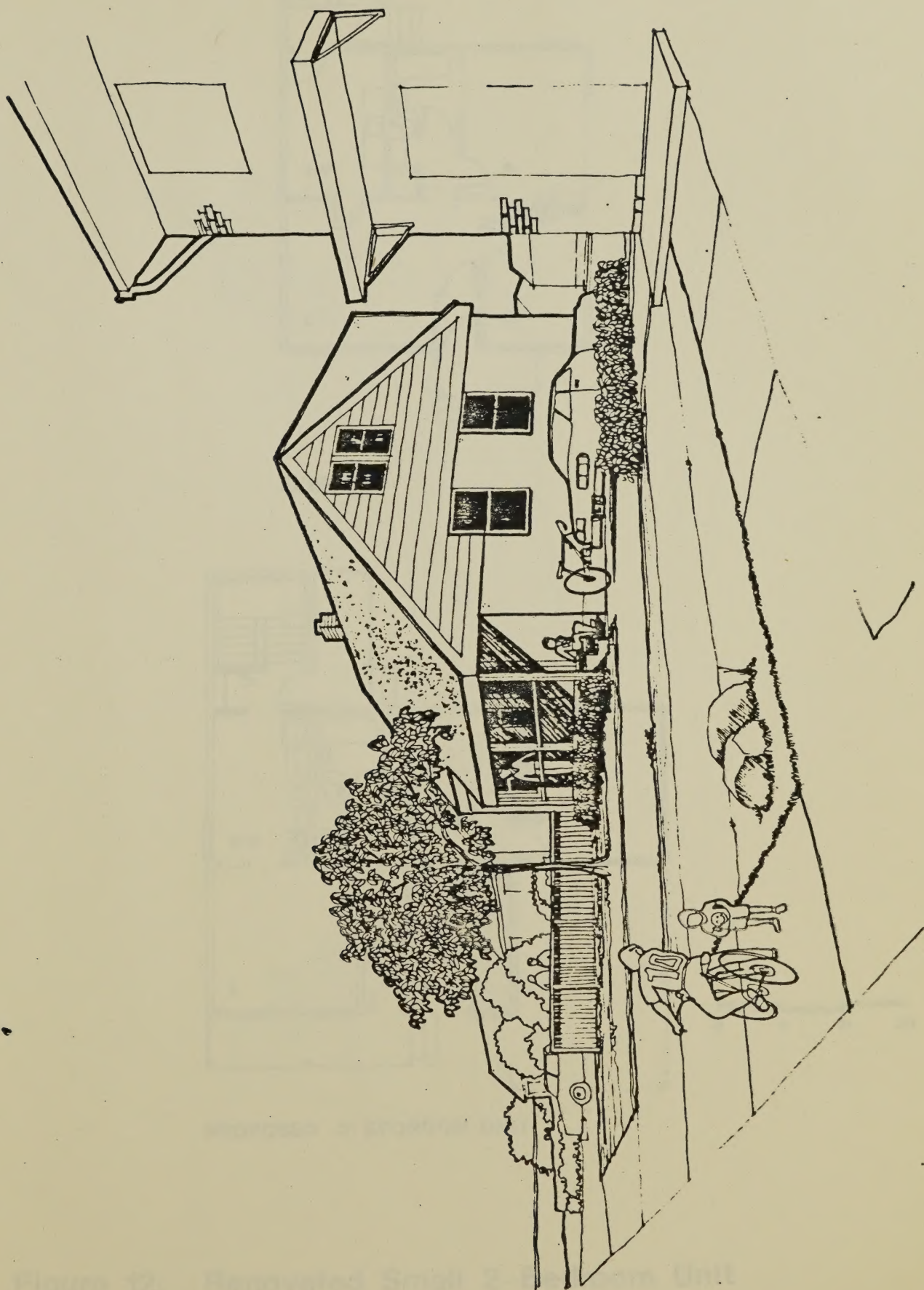
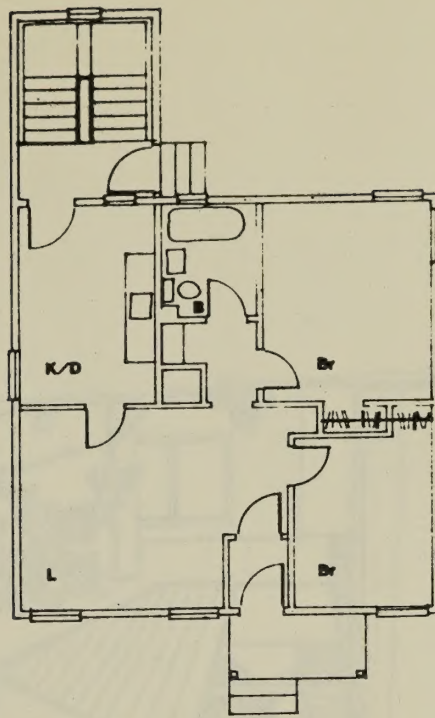


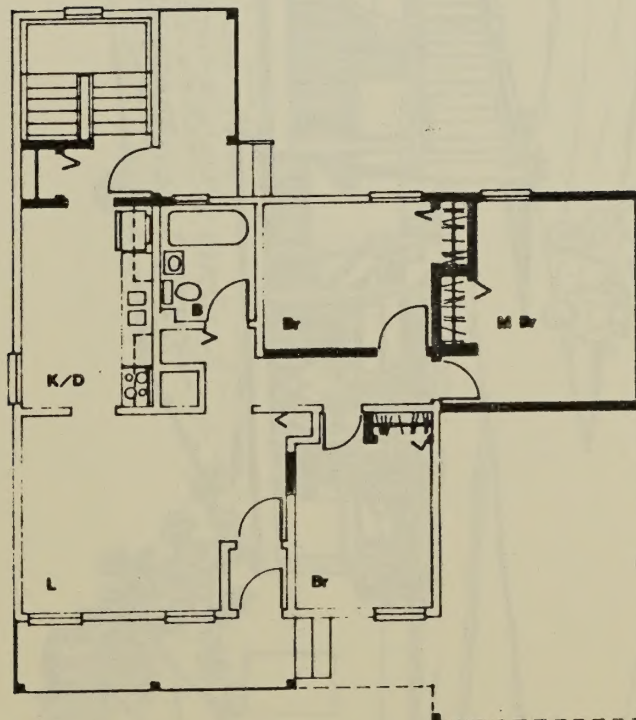
Figure 11. Renovated 1 1/2 Storey Unit

THE HOUSE OF THE FUTURE





EXISTING



PROPOSED 3-BEDROOM UNIT

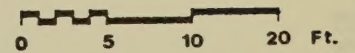


Figure 12. Renovated Small 2-Bedroom Unit

Figure 12. Renovated Small 2-Bedroom Unit



EXISTING

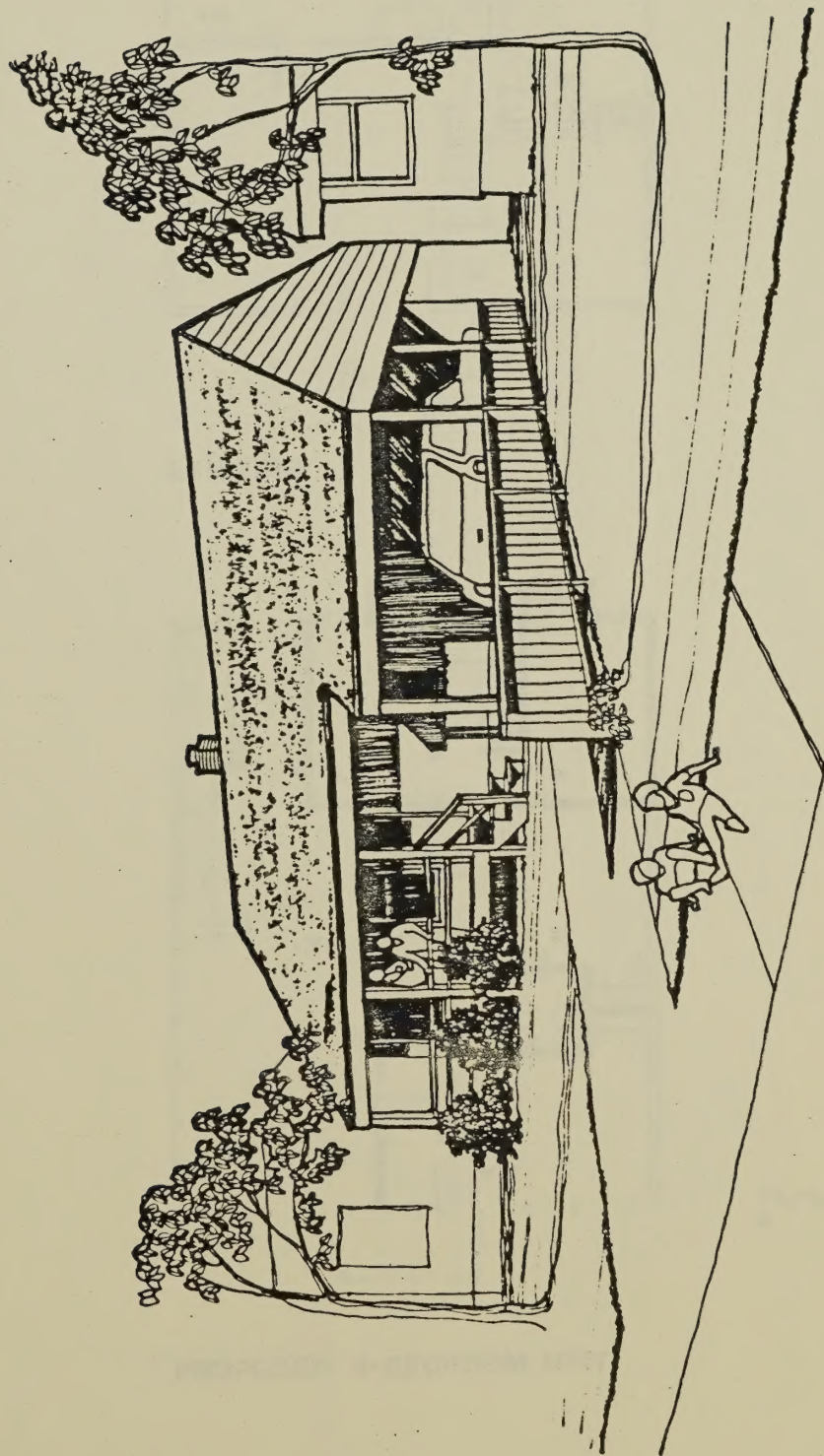
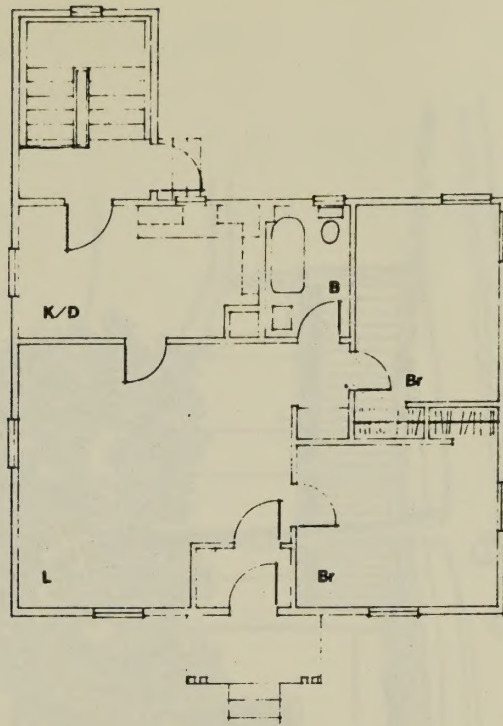


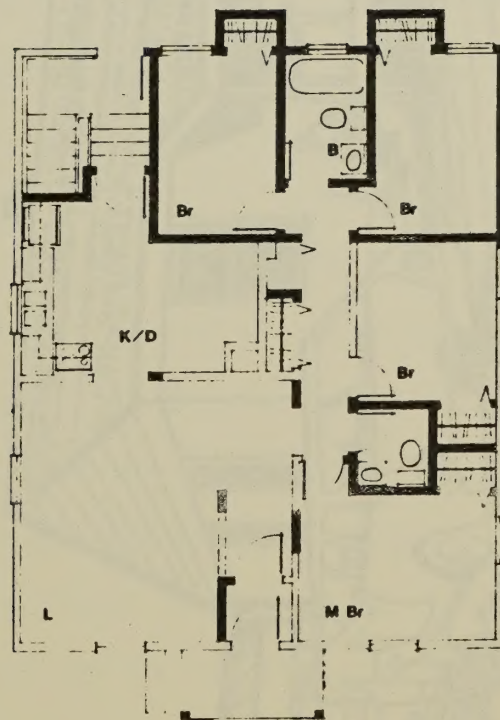
Figure 13. Renovated Small 2-Bedroom Unit

Hand-drawn sketch of a building, possibly a school or institutional structure, with multiple windows and a central entrance. The drawing is faint and appears to be a pencil sketch on a light-colored background.





EXISTING



0 5 10 20 Ft.

PROPOSED 4-BEDROOM UNIT

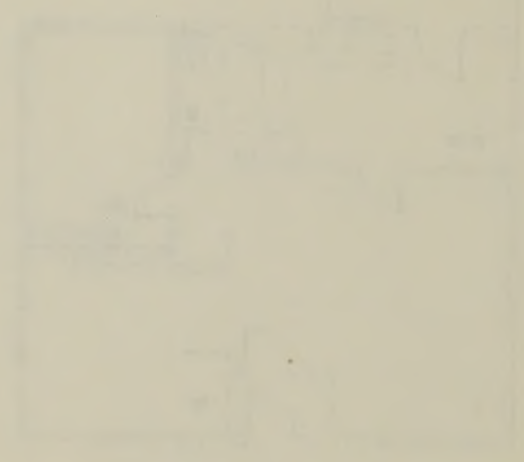
Figure 14. Renovated Large 2-Bedroom Unit

Figure 14. Renovated Large 3-Bedroom Unit

PROPOSED 4-BEDROOM UNIT



EXISTING



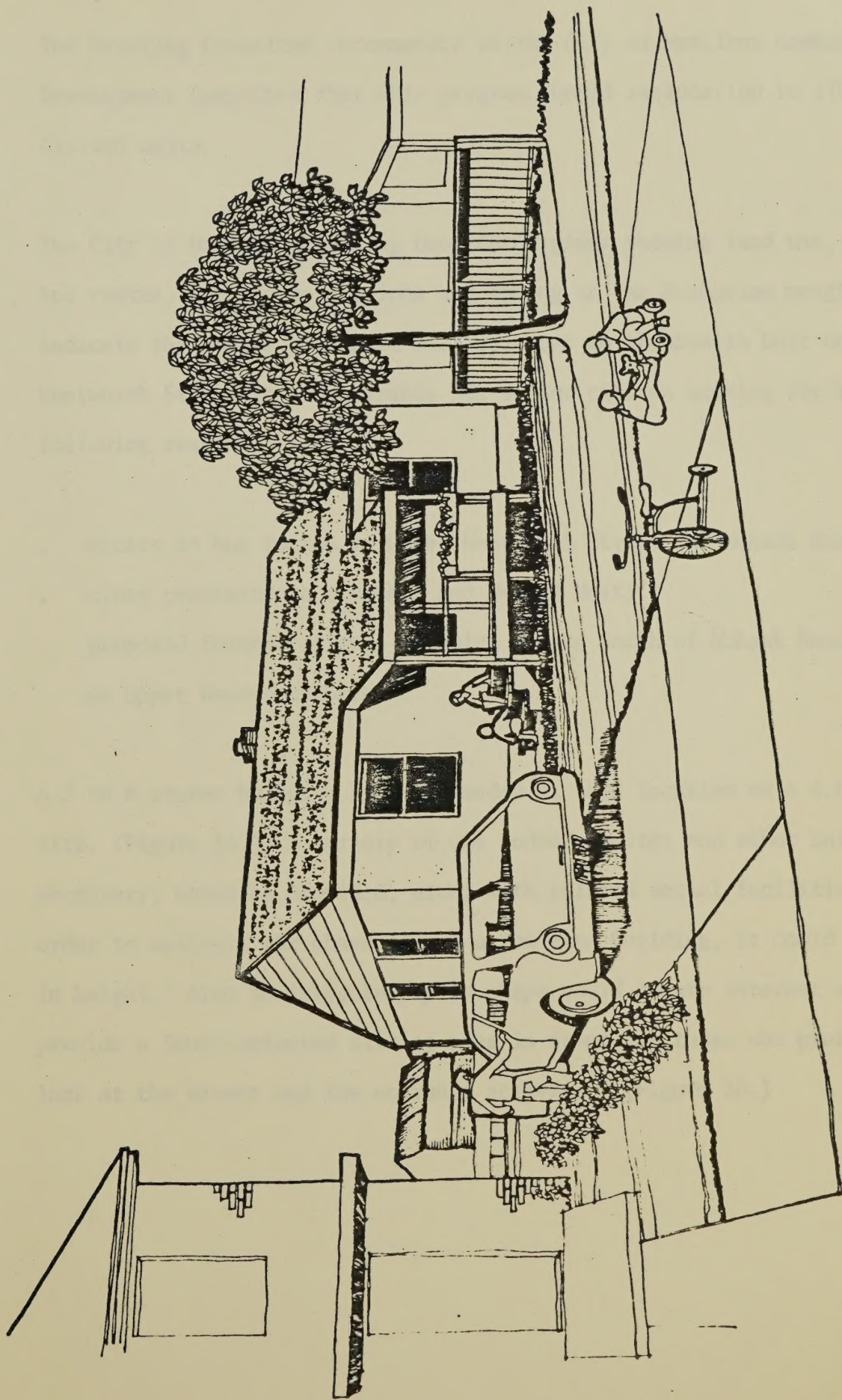


Figure 15. Renovated Large 2-Bedroom Unit

The Steering Committee recommended to the City of Hamilton Community Development Committee that this program should include 160 to 170 Senior Citizen units.

The City of Hamilton Planning Department plans showing land use, traffic, bus routes, parking regulations and zoning in the Burkholme neighbourhood indicate the Mohawk Road East site adjacent to the Health Unit on Upper Wentworth Street to be desirable for senior citizen housing for the following reasons:

- . access to bus routes on Upper Wentworth Street and Mohawk Road East;
- . close proximity to churches and Health Unit;
- . proposed future regional shopping centre South of Mohawk Road East on Upper Wentworth Street.

A 3 to 6 storey building is recommended at this location on a 4.0 acre site. (Figure 16.) A variety of one bedroom suites and other suites, if necessary, would be provided, along with related social facilities. In order to maintain the character of a low rise building, it could vary in height. Also an irregularity in shape would create interest and provide a South-oriented sitting area in front for those who prefer to look at the street and the entrance activity. (Figure 16.)

It is recommended that the senior citizens should not be isolated from the total community. The proposed 1.1 acre area adjacent to the senior citizen building should be set aside for a park which would provide some facility for both senior citizens and small children. (The exact nature and use within this park should be further studied by discussion with the people in the neighbourhood and with the relevant authorities.)



Figure 12. Senior Citizen Housing Site

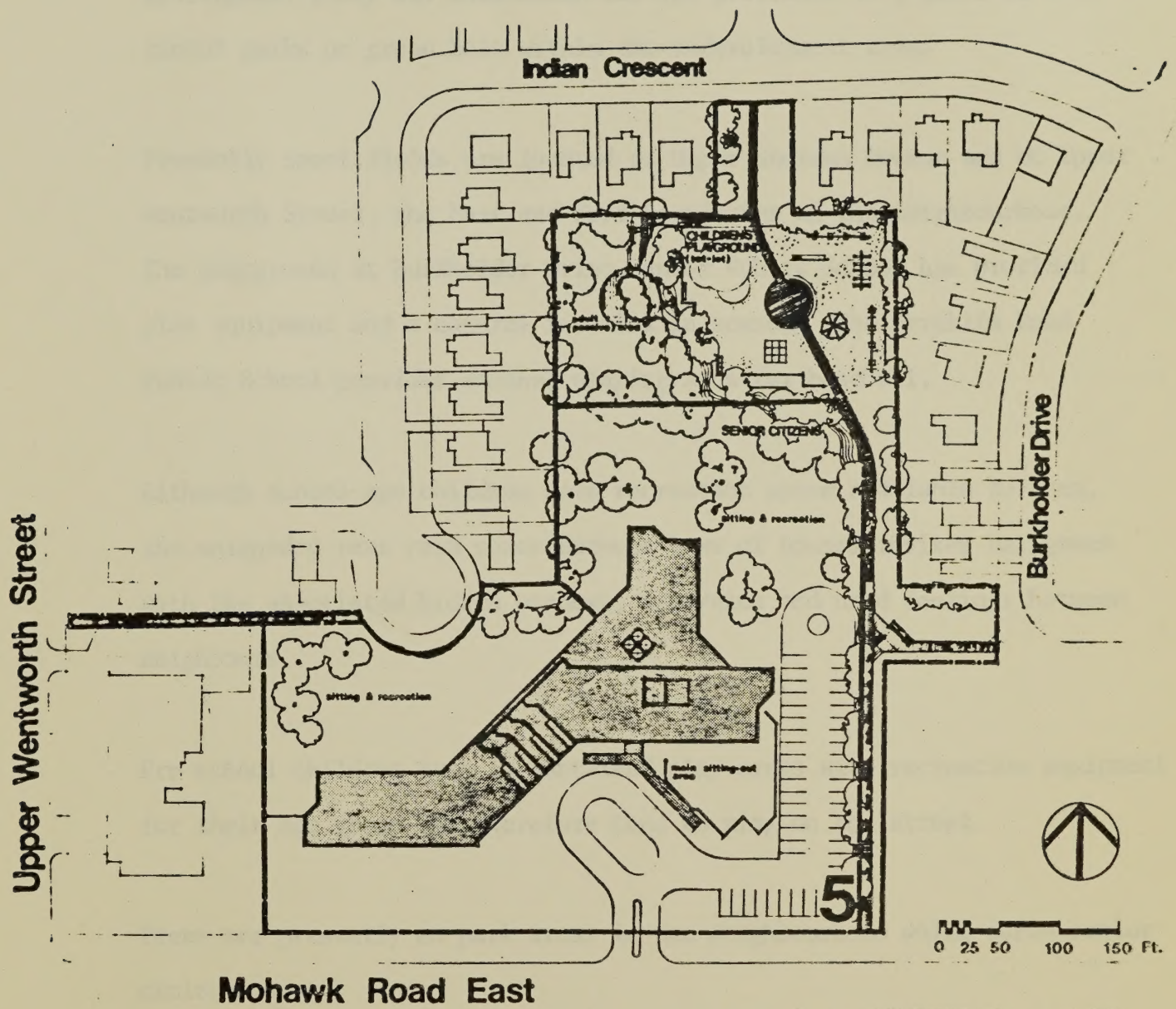


Figure 16. Senior Citizen Housing Site

Figure 16. Senior Citizen Housing Site



The requirement specified by Ontario Housing Corporation when this redevelopment study was undertaken was the provision of 5 acres of additional parks or green belt within the redevelopment area.

Presently sport fields are located on Upper Sherman Avenue and on Upper Wentworth Street, the East and West boundaries of the neighbourhood. The playground at Burkholder Drive Senior Public School has provided play equipment and a natural ice rink in season. The Franklin Road Public School provides another playing area for baseball.

Although school-age children have recreation space available to them, the unimpeded rear yard space between rows of houses invites ballgames with the associated broken windows, annoyance and hard feelings between neighbours.

Pre-school children have no contained play areas with recreation equipment for their age group and therefore tend to play on the street.

There are presently no park areas in the neighbourhood which serve senior citizens.

In the proposal, the fenced and hedged yards of the individual houses, as well as the common spaces within the new housing groups would serve the needs of pre-school children.

The addition of a 3.8 acre park adjacent to Burkholder Drive Senior Public School grounds, gains some of its area by closing off a portion of Burkholder Drive with a minimum loss of housing land.

The elderly would have park space adjacent to their housing in which to sit, stroll, or watch young children at play. Another suggestion is for a bowling green.

In order to maximize the use of these new park areas we strongly recommend a study be done on all park areas by consulting with the local citizens and the relevant authorities, to find out what facilities are most urgently needed and most desired.

Roads

There is no advantage to be gained by rerouting existing roads and services. However, a portion of Dolphin Drive will be closed where it presently enters Franklin Road in order to accommodate new housing at that point. Part of Burkholder Drive would be closed to make the major park location possible. The senior citizen housing and adjacent park will require portions of Sloan Avenue and Indian Crescent be closed. These closures were checked for feasibility with the appropriate City of Hamilton departments and were not considered to be in conflict with the traffic patterns.

The possible closing of Franklin Road at East Twenty-fourth Street is only a recommendation put forward by the Hamilton City Planning Department. It is presently introducing stop signs in order to control traffic and provide greater safety for local pedestrians and school children. The closing will be considered permanent only if the stop signs fail to remedy the situation.

In Block 3 a new vehicular lane is proposed to serve the new housing which we recommend have none of its driveways exit directly on Upper Wentworth Street in order to eliminate the potential for traffic accidents. Some of the visitor parking for Block 3 would be provided along the West side of Indian Crescent on a special street widening.

The City of Hamilton will be responsible for snow removal from the existing and proposed streets and parking lots.

Other Public Works

Much concern has been given to the effects of the proposed redevelopment on the sewer system in the area. The Engineering Department of the City of Hamilton has stated that the present sewer system could easily handle the slight increase in demand from the proposed redevelopment.

The senior citizen housing project would flow directly into the Mohawk Road service line. Only 15% of this redevelopment area drains to the East and part of this 15%-area will be the parkland area next to Burkholder Drive Senior Public School which will help absorb some of the run off. However, the Engineering Department is conducting a study whereby meters have been installed in the sewers to locate and record the exact sources of flow.

The road closings noted earlier will not interfere with existing services. Existing services could remain underneath the former road allowances where road closings are proposed, since the land use will be open space. The only exception is Indian Crescent at the senior citizen site, where the natural high point of existing sewers was deliberately chosen for the road closure.

The first of these is the fact that the present system of the law is not in accordance with the principles of justice and equity which should govern the law.

THE PRESENT SYSTEM

The present system of the law is not in accordance with the principles of justice and equity which should govern the law. It is a system of law which is based on the principle of the law of the land, and which is not in accordance with the principles of justice and equity which should govern the law.

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Hydro lines, telephone lines, and cable T.V. lines should be routed underground.

Schools

There are no problems in capacity due to the increase in family units in the proposed redevelopment foreseen by either school boards. The Separate School Board is planning to build schools within the next 2-3 years in the area South of the redevelopment area which would coincide with the proposed phasing of redevelopment.

1940s class, including those, and other, that would be useful
understanding

Outline

There are no problems in getting the 10th Avenue in 1940s
the present neighborhood. Because of other, and other, the
school, and is planning to build a new school in
the next few years. The new school will be built with the
present building of the school.

4 Summary of Recommendations

39

- . That 245 new single family units be built replacing 163 existing wartime houses to increase housing density required by OHC and to be suitable for ownership or rental.
- . That 206 existing wartime houses be renovated and enlarged to be suitable for ownership or rental.
- . That 6 housing bungalow units be specifically designed to accommodate the handicapped families.
- . That 160 to 170 senior citizen units be built on Mohawk Road East, adjacent to the Health Unit at Upper Wentworth Street and Mohawk Road East.
- . That 5.4 acres be set aside for parkland. That a 3.8 acre park be located adjacent to the Southern boundary of Burkholme Drive Senior Public School to serve as a neighbourhood park. That a 1.1 acre passive park area be provided North of the senior citizen housing site to serve the senior citizens and be used by young children for play. That additional play areas be provided within the new housing groups to serve young children.

Summary of the Investigation

1. The purpose of this investigation was to determine the effect of the treatment on the growth of the plants.

2. The treatment was applied to the plants at the rate of 100 mg per plant.

3. The results of the investigation are shown in the following table.

4. The treatment had a significant effect on the growth of the plants.

5. The treatment had a significant effect on the growth of the plants.

6. The treatment had a significant effect on the growth of the plants.

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29. The treatment had a significant effect on the growth of the plants.

That a test area be created in Phase I of the redevelopment which would consist of the three blocks of housing North of Franklin Road between Upper Wentworth Street and East Twenty-third Street. That the housing on the two blocks with deep lots be demolished and replaced with new housing at higher densities. That housing in the centre block with narrow lots be renovated in order to evaluate the costs of renovation for further application in the subsequent phases. (These locations are subject to a site engineering report on drainage.)

That redevelopment be organized in four phases; three phases for housing and one phase for senior citizen housing which could be undertaken separately or concurrently with any one of the other phases. (See 5A, Recommended Phasing.)

That existing street patterns and services be retained. That a portion of Dolphin Drive be closed to accommodate new housing. That portions of Sloan Avenue and Indian Crescent be closed to allow for the senior citizen housing site and the small adjacent park. That a portion of Burkholder Drive be closed for the major park.

That a study be done on all park areas by consulting with the local citizens and the relevant authorities to determine what facilities are most urgently needed and most desired.

- . That a topographic survey be done as soon as possible.
- . That a site engineering study be undertaken in order to determine the best solution to the drainage of the whole area and determine which areas should be slated for new or renovated housing.

Certain steps are recommended to be followed in the implementation of this Report. These are:

- . A topographic survey be conducted to provide the necessary contour information for an initial drainage study and later site plans and working drawings for construction purposes.
- . A site engineering study of Mohawk Gardens be commissioned identifying the existing surface drainage patterns and locating the specific problems to be solved. The sewer capacities be reassessed according to this new information and the necessary recommendations be specified to provide for an economically feasible drainage solution.
- . The proposed housing redevelopment solution in this Report be then modified if necessary according to the findings of the drainage study. This modification would entail specifying which groups of existing houses could definitely be retained and which would have to be demolished in order to keep the housing redevelopment solution in accordance with the drainage solution.
- . City Council be requested to pass the necessary motion to request and authorize the senior citizen project on this site.
- . A study be undertaken on all park areas within the study area to determine what facilities are most urgently needed and most desired by consulting with the local citizens and relevant authorities.

Recommendations for Implementation

It is recommended that the following actions be taken:

1. Establish a steering committee.

The steering committee should be responsible for providing the necessary support and resources for the project. It should also monitor the progress of the project and report to the management.

A detailed implementation plan should be developed, outlining the tasks, responsibilities, and timelines for each phase of the project. This plan should be approved by the steering committee and management.

The project manager should be responsible for coordinating the implementation activities and ensuring that the project is completed on time and within budget. Regular communication and reporting should be maintained throughout the project.

It is recommended that the project be reviewed regularly to ensure that it is on track and that any issues are identified and resolved promptly.

A final report should be prepared at the end of the project, summarizing the results and providing recommendations for future projects.

- . The commissioning of consultants for the necessary planning negotiations and architectural designs and/or working drawings required to obtain planning approvals and to permit the letting of contracts by tender or modified tender call. This work will involve engineering evaluation of each of the existing houses to be renovated to ascertain the condition of the structure and the mechanical and electrical systems.
- . An initial comparative costing study by a Quantity Surveyor, based on a representative sample of houses, be undertaken prior to Phase I construction to compare the cost of the required renovations and additions against the cost of building completely new houses with the same floor area and volume in order to determine the validity of proceeding with the single family renovations as outlined previously. After completion of renovations in Phase I, a true cost check and assessment should be done to determine whether further renovations of existing housing stock should be continued into Phase II or Phase III.

Two alternatives for developing this site are recommended:

Alternative 1: The Standard tender system.

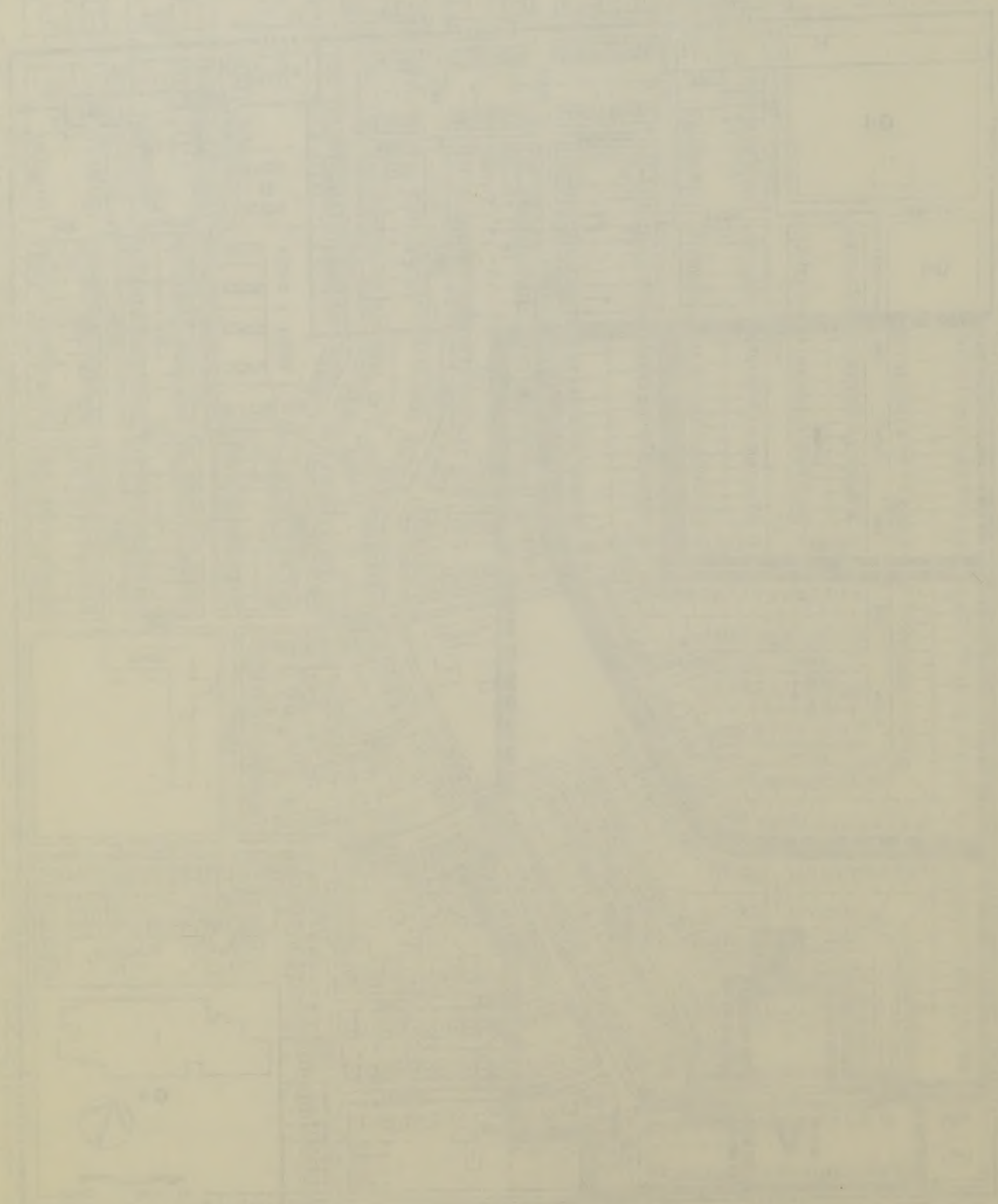
Alternative 2: The modified tender call system based on detailed design drawings and some working details and appropriate specifications for new housing.

The phasing procedure and planning procedures recommended for the implementation of this Report are outlined in the following two sections.

It is recommended that development and redevelopment of Mohawk Gardens proceed in four phases as shown on the accompanying site plan. (Figure 17.)

- Phase I would include 2 blocks of new housing and 1 block of renovated housing, probably North of Franklin Road. This is intended to be the prototype development.
- (The actual blocks selected for this phase may have to be modified once the engineering report on drainage is completed.)
- We recommend that the Senior Citizens block proceed in Phase I in order to provide for more vacancy in existing houses to alleviate relocation of residents for Phase II and Phase III.
- Phase II would include additional blocks of housing from the Northern boundary of Mohawk Gardens extending South and East to East Twenty-fourth Street.
- Phase III would include the remainder of the housing blocks.
- (This Phase III could also be concurrent with Phase II.)
- Phase IV would include the development of the Senior Citizens block. This phase could proceed concurrently with either Phase I, (as noted), or in Phase II, or III, or could proceed separately as Phase IV.

Figure 1X Recommended Phasing



The small lot horizontal housing proposed for this development will require careful consideration of planning procedures, as houses will, in some cases be built right up to the lot line using the zero lot line principle.

Alternate 1

A procedure similar to that used for the zero lot line housing in other Ontario Housing Corporation projects (e.g., Chinguacousy):

Step 1 - Draft plan of subdivision for whole area, defining streets and blocks only.

Step 2 - Rezoning and development agreement -- concurrent with Step 1.

An application for road closings would be made to the Engineering and Traffic Committee followed by drafting of the appropriate by-law.

Step 3 - Registered Plan of the total subdivision showing streets and blocks only.

Step 4 - Removal of Part Lot control by motion of council and with approval of the Province.

The goal of the planning process is to develop a plan that will guide the organization in achieving its long-range goals. The plan should be developed in a systematic and logical manner, taking into account the organization's resources, capabilities, and the external environment.

in brief,

Step 1:

1. Determine the organization's mission and vision. The mission statement should describe the organization's purpose and its commitment to its stakeholders. The vision statement should describe the organization's long-term goals and aspirations.

Step 2 - Develop a strategic plan. The strategic plan should outline the organization's overall strategy for achieving its mission and vision. It should include a clear statement of the organization's goals and objectives, and a description of the strategies and tactics that will be used to achieve them.

Step 3 - Develop a tactical plan. The tactical plan should outline the organization's specific plans for achieving its goals and objectives. It should include a clear statement of the organization's goals and objectives, and a description of the specific actions and activities that will be taken to achieve them.

Step 4 -

Step 5 - Implement the plan. The implementation phase of the planning process involves putting the plan into action. This requires the organization to allocate resources, assign responsibilities, and monitor progress. It also requires the organization to be flexible and responsive to changes in the external environment.

Step 6 - Evaluate the plan. The evaluation phase of the planning process involves assessing the organization's progress in achieving its goals and objectives. This requires the organization to collect data, analyze the data, and make adjustments to the plan as needed. The evaluation phase is an ongoing process that should be repeated regularly.

Step 5 - Site plan approval based on detailed design development of each block together with survey plan showing minimum dimensions to proposed lot lines.

Step 6 - After construction, part lot reference plan to be prepared showing actual location of building and actual lot divisions.

Step 7 - Part lot control reimposed by council.

Note: Steps 4 and 5 would have to be carried through for each phase as it proceeds.

Alternate 2

Step 1 - Draft plan of subdivision for whole area defining streets and blocks only.

Step 2 - Rezoning and development agreement for the whole area -- concurrent with Step 1. An application for road closings would be made to the Engineering and Traffic Committee followed by drafting of the appropriate by-law.

Step 3 - Registered Plan of the total subdivision showing streets and blocks only.

Step 2 - Develop a general plan for the proposed project and submit it to the

local planning commission for review and approval.

Proposed plan.

Step 3 - After consideration, the local planning commission may approve the plan or

request changes. The applicant must submit a revised plan if requested.

Step 4 - The local planning commission may approve the plan or

request changes. The applicant must submit a revised plan if requested.

Proposed plan.

Alternative A

Step 1 - Initial plan of subdivision for lots and building setbacks and

lot area only.

Step 2 - Reviewing and development agreement for the lots and

the amount with Step 1. An application for the lots and

is made to the engineering and health department for review.

Reviewing of the application by law.

Step 3 - Registered Plan of the local subdivision showing streets and

lot area only.

Step 4 - Preparation of draft plan of subdivision for each phase as it proceeds, coupled with site plan approval of detailed design. This will take care of lot divisions related to house designs.

Step 5 - Registered Plan based on "as built" foundations. If this is not possible, it may be necessary if zero lot lines are used to get a Committee of Adjustment revision to the registered plan based on the "as built" conditions.

Alternate (2) is perhaps the simpler process. It involves fewer changes to normal procedures. If the houses are built accurately in accordance with plans, it would, in fact, require no referrals to the Committee of Adjustment.

Page 1 - Description of the plan of construction for each phase of the project, including a list of the major items of work to be done.

Page 2 - Description of the plan of construction for each phase of the project, including a list of the major items of work to be done.

Page 3 - Description of the plan of construction for each phase of the project, including a list of the major items of work to be done.

Cost Factors

In arriving at some form of budgeting for the entire Mohawk Gardens Redevelopment, the following cost factors should be considered:

Topographic Survey:

This survey is required in order to attain the needed contour information for subsequent analysis of surface drainage problems and other pertinent site information for the preparation of construction documents.

Site Engineering Study:

The existing surface drainage patterns must be studied and the specific problems must be identified with recommendations for a solution. The sewer capacities should then be reassessed and re-engineered. These two aspects of the Site Engineering Study must be resolved in the most feasible way.

Planning Consultation Fee:

This fee is required for work related to the implementation of planning procedures such as rezoning, draft plan of subdivision, and other actions related to obtaining planning approval.

2. Recommended Budget Considerations

General

In addition to the items suggested for the other three sections, the following items should be considered:

Personnel

This section is devoted to items which are necessary for the operation of the program. It includes salaries, benefits, and other personnel costs. The information for the preparation of this section is as follows:

Other Operating Items

The following section includes items which are necessary for the operation of the program. It includes salaries, benefits, and other personnel costs. The information for the preparation of this section is as follows:

Planning Considerations

This section is devoted to items which are necessary for the operation of the program. It includes salaries, benefits, and other personnel costs. The information for the preparation of this section is as follows:

Architectural and Engineering Fees:

Architects and Engineers must be commissioned for the preparation of construction documents to obtain planning approvals and to permit the letting of contracts by tender or modified tender call system. For renovation costs, a Quantity Surveyor should be commissioned to make a comparative cost study, based on a representative sample of houses, in order to determine the validity of proceeding with the specified number of single family renovations rather than with all new housing. Fees should also be set aside for a Landscape Architect's services.

Demolition Costs:

This Report calls for the demolition of 228 housing units. This work would involve the removal of both the buildings and their basement structures in order to introduce new housing or parkland.

Construction Costs:

Construction costs comprises of renovations and additions to the retained houses and new construction. The assumption is that the cost of renovated housing will be between 60% and 80% of the cost of new housing.

Attachment and Appendixes:

Attachment and Appendixes are to be submitted for the preparation of
construction drawings to other planning agencies and to permit the
issuing of contracts by owner or authorized agent. The
attachment must be a Quantity Surveyor should be submitted in order to
determine that the work is a representative estimate of the work to be done.
The attachment should be submitted with the quantity surveyor
to enable the quantity surveyor to check the work with all the drawings.
The attachment should be submitted with the quantity surveyor's estimate.

Attachment Details:

The report will be the description of the building work. The work
will include the details of the building and the building
structure in order to indicate the building or building.

Attachment Details:

Attachment details are required to be submitted in order to indicate the building
and the building. The attachment is that the building is to be constructed
and will be between 50/ and 50/ for the cost of the building.

Site Development Costs:

Site development costs cannot at this point be established since they are dependent on the Site Engineering Study which is to follow the implementation of this Report. However, these costs would entail the costs of new site services such as roads and sidewalks (e.g., in Block 3), new hydro lines, and sewers.

Budgeting Sequence

These cost factors should be accounted for and budgeted in the following manner:

- Step 1 - Topographic Surveying Fees
 Site Engineering Fees
 Planning Consultation Fees
 Architectural and Engineering Services for Phase I.

- Step 2 - Demolition Costs of Phase I
 Construction and Site Development Costs of Phase I
 Architectural and Engineering Services for Phase II.

- Step 3 - Demolition Costs of Phase II
 Construction and Site Development Costs of Phase II
 Architectural and Engineering Services for Phase III.

- Step 4 - Demolition Costs of Phase III
 Construction and Site Development Costs of Phase III.

- Senior Citizens - This step can be carried on simultaneously with/or
 follow Steps 1, 2, 3 or 4.

- i) Architectural and Engineering Services
- ii) Demolition Costs
- iii) Construction and Site Development Costs.

These four reports should be submitted in accordance with the following schedule:

Report

Step 1 - Preliminary Engineering Data

Site Investigation Data

Planning Consideration Data

Architectural and Engineering Services for Phase I

Step 2 - Preliminary Data of Phase I

Construction and Site Development Data of Phase I

Architectural and Engineering Services for Phase II

Step 3 - Preliminary Data of Phase II

Construction and Site Development Data of Phase II

Architectural and Engineering Services for Phase III

Step 4 - Preliminary Data of Phase III

Construction and Site Development Data of Phase III

Final Estimate - This step is to provide a preliminary estimate of the

following items: 1. 2. 3. 4.

11 Architectural and Engineering Services

12 Preliminary Data

13 Construction and Site Development Data

6A Land Cost Calculations

Total Book Value For Land

In the Mohawk Gardens Redevelopment Area there are 516 lots. Of these 84 have semi-detached houses and 432 have detached houses. The total book value for this land is \$2,297,856.

Lots Available For Housing

Total Lots in Mohawk Gardens	516
------------------------------	-----

Land Required for Parks

- includes 2 semi-detached houses and

33 detached houses	- 35
--------------------	------

Total Lots Available For Housing	481
----------------------------------	-----

Land Cost For Remaining Lots

Land Cost per remaining lot = $\frac{\text{Total Book Value for Land}}{\text{Lots Available}}$

$$= \frac{\$2,297,856}{481}$$

= \$4,777.25 per lot.

BA Land Cost Calculations

Net Land Value

In the second column, the net land value is calculated by subtracting the net land value from the total land value. The net land value for this land is \$1,200,000.

Net Land Value for Building

Net Land Value in Net Land Value

Net Land Value for Building

Net Land Value for Building

Net Land Value for Building

Net Land Value for Building

Net Land Value for Building

Net Land Value for Building = Total Land Value for Building
Net Land Value

$$= \frac{\$1,200,000}{40\%}$$

$$= \$3,000,000 \text{ per lot}$$

Land Cost For Renovated Existing Housing

$$\begin{aligned}
 \text{Total Land Cost} &= \text{No. of Houses Retained} \times \text{Land Cost per Remaining Lot} \\
 &= 206 \times \$4,777.25 \\
 &= \$984,113.50
 \end{aligned}$$

$$\begin{aligned}
 \text{Land Cost/Renovated Unit} &= \text{Land Cost per Remaining Lot} \\
 &= \$4,777.25 \text{ per unit}
 \end{aligned}$$

Land Cost For New Housing

$$\begin{aligned}
 \text{Total Land Cost} &= \text{No. of Houses Demolished} \times \text{Land Cost per Remaining Lot} \\
 &= 163 \times \$4,777.25 \\
 &= \$778,692.
 \end{aligned}$$

$$\begin{aligned}
 \text{Land Cost/New Unit} &= \frac{\text{Total Land Cost}}{\text{No. of New Units}} \\
 &= \frac{\$778,692}{245} \\
 &= \$3,178.36 \text{ per unit}
 \end{aligned}$$

and the ...

Total ...

$$= 100 \times 1.17 \times 10^{-3}$$

$$= 117 \times 10^{-3}$$

and the ...

$$= 1.17 \times 10^{-3}$$

and the ...

Total ...

$$= 100 \times 1.17 \times 10^{-3}$$

$$= 117 \times 10^{-3}$$

and the ...

$$= 1.17 \times 10^{-3}$$

$$= 1.17 \times 10^{-3}$$

Land Cost For Senior Citizen Housing

Total Land Cost = No. of Houses Demolished x Land Cost per Remaining Lot

$$= 30 \times \$4,777.25$$

$$= \$143,318.$$

$$\text{Land Cost/Apartment} = \frac{\text{Total Land Cost}}{\text{No. of Apartments}}$$

$$= \frac{\$143,318}{170}$$

$$= \$843.05 \text{ per apartment.}$$

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6B Housing Unit Count

56

Existing Housing Stock

Detached Houses	432
Semi-detached Houses	<u>84</u>
Total	516

NOTE: "Semi-detached Houses" includes 2 "detached" houses which are part of the same housing type, and which must be kept.

Houses to be Kept / Removed / Added

<u>Land Use</u>	<u>Existing Units</u>	<u>Units Added</u>
Semi's Retained	82 kept*	-
Singles Retained	206 kept	-
Sub-Total A	288 kept	-
Block 1	25 removed	34 houses added
Block 2	24 removed	36 houses added
Block 3	27 removed	43 houses added
Other Areas	87 removed	132 houses added
Sub-Total B	163 removed	245 houses added

Senior Citizen	30 removed	170 apartments added
Parkland	35 removed**	-
Sub-Total C	65 removed	170 apartments added

Total After Redevelopment

Total New Units (Sub-Totals: B + C = 245 + 170) = 415

Total Existing to be Kept and Renovated (Sub-Total A) = 288***

Total Units After Redevelopment = 703

Note:

* Includes two "singles" as part of the same housing group.

** Includes two "semi" units.

*** Totals may change with further analysis of existing houses.

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